



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

Rocky Marcoux
Commissioner
rmarco@milwaukee.gov

Martha L. Brown
Deputy Commissioner
mbrown@milwaukee.gov

December 17, 2015

Environmental Protection Agency – Region 5
Attn: Matthew Didier
77 West Jackson Boulevard
Mail Code SE-7J
Chicago, IL 60604-3507

Dear Mr. Didier:

Re: RACM's Application for an EPA Brownfields Cleanup Grant –
27th & Townsend, Milwaukee, Wisconsin

The Redevelopment Authority of the City of Milwaukee (RACM) is applying for a \$200,000 cleanup grant to remediate a 5.1-acre vacant outlot located at 27th & Townsend, across the street from one of the largest redevelopment projects in the City's history – the Century City Business Park – at the former A.O. Smith/Tower Automotive site. The site is uniquely located between two high-volume intersections and also at a node where the industrial properties meet with both residential neighborhoods and commercial buildings.

This site was historically occupied by both residential and commercial buildings including two service stations, and has been a parking lot since 1980. RACM conducted site assessment and identified petroleum volatile organic compounds and polycyclic aromatic hydrocarbons impacting the soil in the vicinity of the former tank and piping areas as well in sporadic other areas widespread across the site, likely due to years of historic spills. These contaminants present a risk to area residents, potentially exposing them to health hazards such as respiratory problems, liver and kidney damage, and nerve damage.

This underutilized site has continually attracted illegal dumping and is a blighting presence in this area of the City which is in great need of revitalization. Over the past four years, two separate development proposals have been presented for this site, however for a variety of reasons, both proposals have fallen through. Still, this site has enormous potential to serve as a supportive commercial, office, residential, or mixed-use building while also acting as a welcoming gateway to the Century City Business Park.

This neighborhood faces some of the most severe economic conditions in the city. The property is located within the 30th Street Industrial Corridor: a five-mile long, ½-mile wide swath of land that encompasses the industrial, commercial, and residential land uses on both sides of a rail corridor that runs through the heart of Milwaukee's central city. The Corridor was once a major manufacturing center employing a high percentage of area residents. Unfortunately, as companies have left the area, the percentage of residents employed in manufacturing has drastically declined. Recent census data present the following bleak picture for the target area: median income is less than 55% of the State's



median income, 23.8% of residents are unemployed, and 91.9% of persons 25 and older haven't completed a college degree. With 97.2% of neighborhood residents being minorities, it is clear that this is drastically inequitable situation that must be improved.

The following provides information regarding RACM's grant application:

- a. **Applicant Identification:** Redevelopment Authority of the City of Milwaukee, 809 North Broadway, Milwaukee, WI 53202
- b. **Applicant DUNS Number:** 071914712
- c. **Funding Requested:** (i) Grant type: Cleanup Grant; (ii) Federal Funds Requested: \$200,000; (iii) Contamination: Petroleum
- d. **Location:** City of Milwaukee, County of Milwaukee, Wisconsin
- e. **Property Name and Address:** 27th & Townsend (3424 N 27th Street, Milwaukee, WI, 53216 and 2537 W Hopkins St, Milwaukee, WI, 53206)
- f.

Project Director:	Highest Ranking Elected Official:
Tory Kress	Mayor Tom Barrett
809 North Broadway	200 East Wells St
Milwaukee, WI 53202	Milwaukee, WI 53202
Phone: 414-286-8268	Phone: 414-286-2200
Fax: 414-286-0395	Fax: 414-286-3191
E-mail: tkress@milwaukee.gov	E-mail: mayor@milwaukee.gov
- g. **Date Submitted:** December 17, 2015
- h. **Project Period:** Three years
- i. **Population:** 594,833 (2010 Census Population Estimate)
- j. **Other Factors Checklist:** This application has other factors. Please see Attachment.

Thank you for your consideration. We look forward to continuing our partnership with EPA and turning this blighted property into an asset that can begin to improve the environmental and socioeconomic conditions in this neighborhood and the city.

Sincerely,

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE**



David P. Misky
Assistant Executive Director – Secretary

Attached: Other Factors Checklist

Appendix 3 Cleanup Other Factors Checklist

Name of Applicant: Redevelopment Authority of the City of Milwaukee

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	pgs. 7,9, Att. G
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	pgs. 1,3
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.	pg. 9, Attached
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	pg. 7, Attached
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	pg. 7



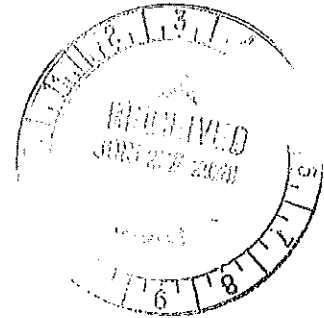
UNITED STATES DEPARTMENT OF COMMERCE
The Assistant Secretary for Economic Development
Washington, D.C. 20230

2014 JUN 26 AM 11:48

C: Marcoux
Brown
Misky
Fleming
Barton
Rota

June 23, 2014

Rocky Marcoux
Commissioner
Redevelopment Authority
of the City of Milwaukee
809 N. Broadway
Milwaukee WI 53202



Dear Mr. Marcoux:

Congratulations! Per the Federal Register Notice (FRN), dated December 10, 2013, this letter is to officially inform you that your community has been designated as an Investing in Manufacturing Communities Partnership (IMCP) Manufacturing Community. This designation will last for two years, starting from the date of this letter, and thereafter, will be subject to a renewal process as outlined in the FRN.

We received more than 70 competitive applications for this designation. The strength of your plan and partnerships was critical to your region's designation as an IMCP Manufacturing Community and it will be equally instrumental as you work to grow your economic cluster and strengthen your competitiveness in the global economy. This administration looks forward to working with you over the course of the next two years to support your approaches to addressing your region's economic development goals.

Please refer to the FRN for a description of the benefits associated with the designation, including preferential consideration when applying for certain funding opportunities identified by IMCP Participating Agencies. Additional information and guidance will be forthcoming.

I look forward to working with you as we move forward to revitalize the American economy. If I can be of any assistance, please do not hesitate to contact me at (202) 482-5081.

Sincerely,

Roy K.J. Williams
Assistant Secretary of Commerce
for Economic Development



Investing in Manufacturing Community Partnerships Designated Communities

Advance Michigan IMCP

Wayne County Economic Development Growth Engine

Bryce Kelley, bkelley@waynecounty.com

Advance Michigan seeks to position its 13-county region at the forefront of the automotive and digital technologies behind connected cars and infrastructure technologies. In partnership with regional education stakeholders, Advance Michigan plans to make significant investments in workforce development programs – including retraining of incumbent workers – alongside focuses on supply chain development, infrastructure, and automotive research and development.

Advanced Manufacturing Partnership for Southern California

University of Southern California Center for Economic Development

Leonard Mitchell, mitchell@usc.edu

AMP SoCal is a consortium focused on transforming the aerospace and defense sectors, with a focus on advanced manufacturing technologies. The partnership plans to develop a range of programs, including a standards-based Additive Manufacturing Technician certificate program in partnership with regional education partners, a “University Guides Network Program” to provide a single point of contact between employers and institutions of higher education, and a digital one-stop for augmenting the ability of small manufacturers to collaborate in the design of new components.

Chicago Metro Metal Cluster

Cook County Bureau of Economic Development

Elaine Romas, elaine.romas@cookcountyil.org

The Chicago Metro Metal Cluster seeks to build upon the reputation of the Chicago metro region as a leader in class for metal manufacturing – a \$30 billion sector spanning 3,700 firms and 100,000 workers in the region. Through targeted, strategically-driven commitments across six pillars of integrated investment, the Chicago Metro Metal Cluster plans significant outlays in supply chain, infrastructure, and workforce development partnerships across the region.

DRIVE for the Future IMCP

University of Tennessee Institute for Public Service

Charles E. Shoopman, Jr., chuck.shoopman@tennessee.edu

The DRIVE initiative seeks to build upon the Tennessee Valley's pre-existing sector leadership in automotive industry employment through strategic promotion of advanced automotive technology development and commercialization. DRIVE plans to deepen regional competencies in automotive technologies through partnerships with high-impact employers, and with the goal of enhancing workforce capacity and expanding the capabilities and access of SMEs in the automotive technologies sector.

Greater Portland Food Production Cluster

Greater Portland Council of Governments

Neal W. Allen, nallen@GPCOG.org

The Portland region accounts for 31% of food production across the entire state of Maine, and features a vibrant ecosystem of SMEs engaged in some stage of food production. The Greater Portland Food Production Cluster aims to bolster skills programs in industrial engineering, food science, and food preparation, alongside working to minimize supply chain waste and promote low-impact hydroponic and greenhouse methods of food production.

Greater Rochester / Fingers Lakes Region

City of Rochester

Delmonize Smith, dsmith@cityofrochester.gov

The Greater Rochester region aims to build upon its historic strength in the precision machining, optics, photonics, and imaging sectors through catalytic workforce development projects. With the intention of building cross-industry capabilities and strengthened supply chain networks, the consortium aims to decrease the time of technology transfer and creating a skills pipeline for in-demand jobs.

Northwest Georgia Center for Sustainable Floor Covering Innovation and Advanced Workforce Readiness (S-FLOR)

Northwest Georgia Regional Commission

Lloyd Frasier, lfrasier@nwgrc.org

Long a national leader in the floor covering industry, the S-FLOR consortium seeks to build upon pre-existing strengths in the sector by investing in a shortened supply chain and preparing tomorrow's workers by patching critical shortfalls in the existing secondary and technical post-secondary educational network. Leveraging innovation centers housed at Georgia Tech, the S-FLOR consortium will seek to provide cutting edge materials research and other technologies for commercialization to SMEs in the region.

The Milwaukee 7 Manufacturing Community

Redevelopment Authority of the City of Milwaukee

Rocky Marcoux, rocky.marcoux@milwaukee.gov

The Milwaukee 7 consortium seeks to strengthen Milwaukee's positioning as an attractive city for relocation of manufacturing enterprises, particularly in the areas of energy, water, and food production technologies. The Milwaukee 7 empowers academic-industry partnerships in key areas of need, and features a regional workforce alliance designed to engage employers and technical colleges in supporting curriculum developments for employer needs.

Southwest Alabama IMCP

University of South Alabama

Lynne Chronister, lchronister@southalabama.edu

The Southwest Alabama IMCP aims to leverage historical strength in the shipbuilding sector into future leadership in aviation manufacturing, with an emphasis on adapting existing workforce development programs and employer liaisons into viable partnership to drive employment growth in aviation. The opening of new aviation factories in the region promises to catalyze these investments and support exports in the region, while additional apprenticeship and pathways programs in shipbuilding will help support the region's traditional proficiencies in shipbuilding.

Southwestern Ohio Aerospace Region

City of Cincinnati

Sam Stephens, samuel.stephens@cincinnati-oh.gov

Southwestern Ohio has a significant position of leadership in the manufacturing of aerospace parts and engines globally. The Southwestern Ohio Aerospace Region (SOAR) plans to build upon these regional strengths, principally through supply chain development, a vastly expanded suite of workforce initiatives, and strategic identification of "shovel-ready" manufacturing sites for development.

Tactical Investment in Advanced Manufacturing Capabilities

Wichita State University

Dr. John S. Tomblin, john.tomblin@wichita.edu

South Kansas numbers among the most manufacturing-specialized regions in the United States, with a disproportionately high percentage of employment there contingent on the manufacturing sector. The South Kansas Manufacturing Community seeks to make aerospace manufacturing an anchor for a diversified sector, with investments in manufacturing research centers, supply chain integration investments, and up-skilling projects targeting the regional workforce.

Washington Aerospace Manufacturing Community

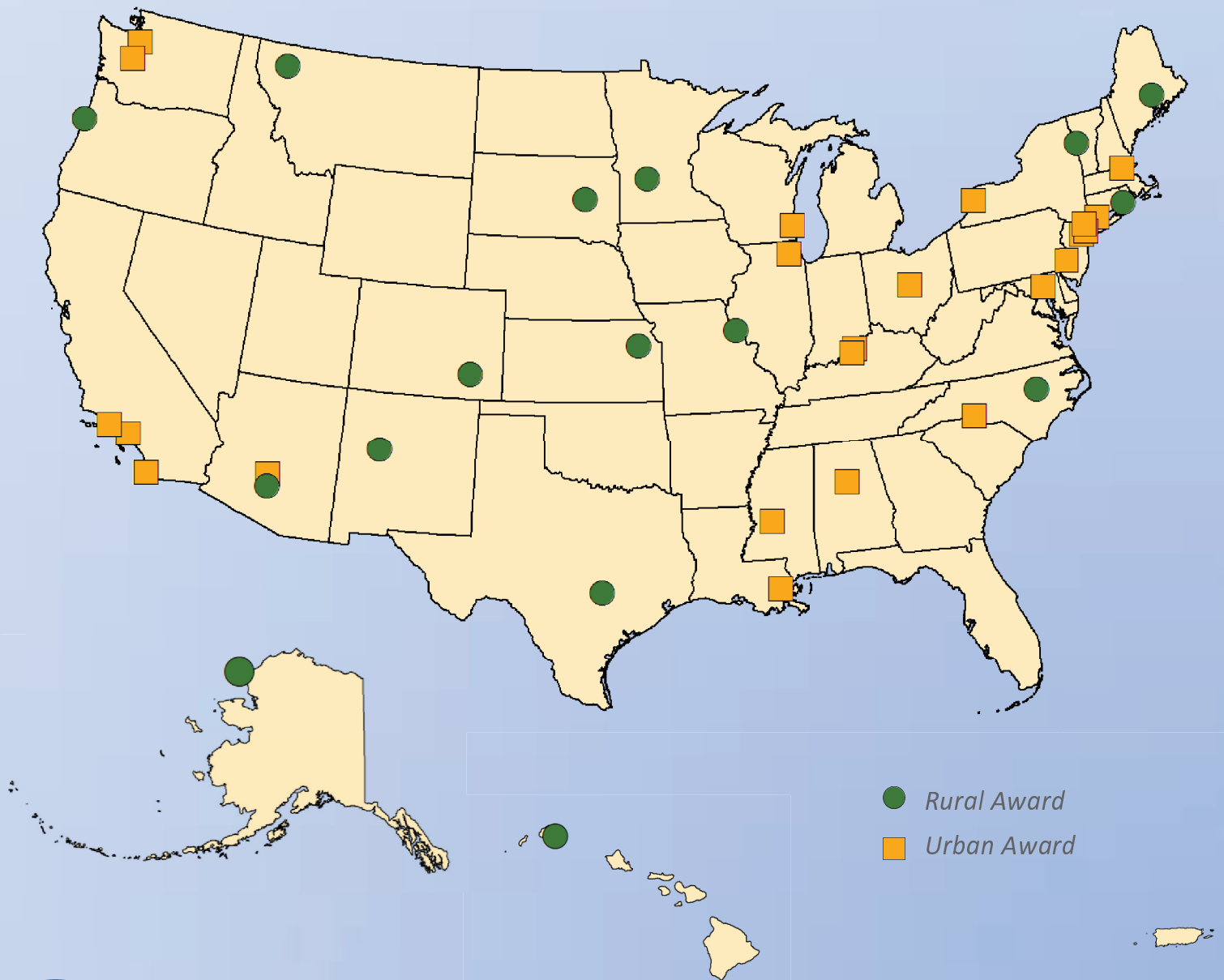
Puget Sound Regional Council

Sarah Lee, slee@psrc.org

Utilizing the regions close proximity to major centers in aerospace manufacturing and design, the Puget Sound Regional Council seeks to strengthen workforce development assets, invest in strategic research partnerships with local universities and colleges, and bolster the capacity of suppliers to provide to an increasingly high-demand and integrated aerospace manufacturing sector in the region.

TIGER

2015 AWARDS



U.S. Department
of Transportation

2015 TIGER Awards

Project Name (click to link)	State	TIGER Grant Award	Urban/ Rural
Connecting our Neighborhoods to Opportunities	Alabama	\$20,000,000	Urban
Native Village of Point Hope Transportation Infrastructure and Transit Improvement Project	Alaska	\$2,899,992	Rural
Grand Canal Bike and Pedestrian Improvements	Arizona	\$10,330,000	Urban
SR 347 Grade Separation Project	Arizona	\$15,000,000	Rural
Port of Hueneme Intermodal Improvement Project	California	\$12,300,000	Urban
Rail to Rail Active Transportation Corridor Connector Project	California	\$15,000,000	Urban
Tenth Avenue Marine Terminal Modernization Project	California	\$10,000,000	Urban
Southwest Chief Route Advancement and Improvement Project	Colorado	\$15,210,143	Rural
Barnum Station Project	Connecticut	\$10,000,000	Urban
Līhu'e Town Core Mobility and Revitalization	Hawaii	\$13,815,100	Rural
Milwaukee District – West Line Fox River Bridge Improvement Project	Illinois	\$14,000,000	Urban
Port of Indiana - Jeffersonville Truck-to-Rail and Rail-to-Water Improvements	Indiana	\$10,000,000	Urban
Regional Truck Parking Information and Management System	Kansas	\$25,000,000	Rural
Transforming Dixie Highway Project	Kentucky	\$16,910,000	Urban
New Orleans Canal Street Ferry Terminal	Louisiana	\$10,038,678	Urban

2015 TIGER Awards (Continued)

Project Name (click to link)	State	TIGER Grant	Urban/ Rural
Maine Regional Railways Project	Maine	\$20,000,000	Rural
Southeast Baltimore Port Industry Freight Corridor Plan	Maryland	\$10,000,000	Urban
Lowell Canal Bridges	Massachusetts	\$13,389,750	Urban
Willmar Rail Connector and Industrial Access	Minnesota	\$10,000,000	Rural
Greening the Gateways	Mississippi	\$16,500,000	Urban
U.S. Route 54 Mississippi River Bridge	Missouri	\$10,000,000	Rural
Glacier Rail Park/Kalispell Core Area Development and Trail Project	Montana	\$10,000,000	Rural
NEC Portal Bridge Replacement Acceleration Project	New Jersey	\$16,000,000	Urban
Pueblo of Laguna Bike and Pedestrian Priority Route Construction	New Mexico	\$1,000,000	Rural
Bronx River Greenway: Bridge the Critical South Bronx Gap	New York	\$10,000,000	Urban
Hudson Links I-287 BRT/ITS Project	New York	\$10,000,000	Urban
Main Street Multi-Modal Access and Revitalization	New York	\$18,000,000	Urban
Charlotte Gateway Station Track and Safety Improvements	North Carolina	\$25,000,000	Urban
U.S. 301: Road to Opportunity	North Carolina	\$10,000,000	Rural
Transit Tech Ohio	Ohio	\$6,839,860	Rural
Port of Newport International Terminal Shipping Facility	Oregon	\$2,000,000	Rural
Closing the Gaps	Pennsylvania	\$10,265,000	Urban

2015 TIGER Awards (Continued)

Project Name (click to link)	State	TIGER Grant	Urban/ Rural
Hopkinton Travel Plaza and Transit Hub	Rhode Island	\$9,000,000	Rural
South Dakota Freight Capacity Expansion Project	South Dakota	\$6,000,000	Rural
Texas Rural Transit Asset Replacement Project	Texas	\$20,802,400	Rural
Western Vermont Freight-Passenger Rail Project	Vermont	\$10,000,000	Rural
Mukilteo Multimodal Ferry Terminal	Washington	\$10,000,000	Urban
Tacoma LINK Expansion	Washington	\$15,000,000	Urban
Milwaukee Streetcar - Lakefront Line	Wisconsin	\$14,200,000	Urban

Milwaukee Streetcar – Lakefront Line

APPLICANT/SPONSOR: City of Milwaukee

TIGER GRANT AWARD: \$14,200,000

TOTAL PROJECT COST: \$28,400,000

PROJECT DESCRIPTION:

This TIGER grant will help build a 0.77-mile spur extension to a planned streetcar project in downtown Milwaukee. The spur extension will connect the downtown route with Milwaukee's burgeoning lakefront development. The grant also funds the purchase of a streetcar, tracks, and new maintenance equipment as well as improvements to a vehicle maintenance facility.



WISCONSIN

PROJECT HIGHLIGHTS AND BENEFITS:

The streetcar line extension will provide residents a connection between Milwaukee's downtown and its lakefront, helping to revitalize the downtown area. The new spur will be built near planned affordable housing and will intersect with a larger downtown redevelopment effort that is currently underway. The project will create ladders of opportunity for Milwaukee residents by encouraging economic development and improving connectivity between downtown and the lakefront. The project will also improve access for pedestrians and bicyclists, giving residents even more transportation options.



U.S. Department
of Transportation

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TIGER



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410

Mayor Tom Barrett
City of Milwaukee
200 East Wells Street, Room 201
Milwaukee, WI 53202

SEP 28 2015

Mr. Antonio Perez
Secretary/Executive Director
Housing Authority of the City of Milwaukee
809 North Broadway Street
Milwaukee, WI 53202

SUBJECT: FY2014/15 Choice Neighborhoods Implementation Grant Award

Dear Mayor Barrett and Mr. Perez:

Congratulations! We are pleased to inform you that the City of Milwaukee and the Housing Authority of the City of Milwaukee have been selected to receive a Fiscal Year (FY) 2014/15 Choice Neighborhoods Implementation Grant in the amount of \$30,000,000 to support the Transformation Plan that has been developed for the Westlawn housing development in the Westlawn neighborhood. The Department looks forward to working with you to implement this grant.

HUD received 33 Choice Neighborhoods Implementation Grant applications from across the nation and awarded five grants totaling \$149,750,000. We commend you for your efforts to develop a viable, feasible approach to planning for neighborhood transformation. For your information, enclosed are the scores earned for each rating factor in your application.

As you know, Choice Neighborhoods Implementation Grants are intended to direct resources to improve outcomes related to the three core goals of Housing, People and Neighborhood. The implementation of a Choice Neighborhoods Transformation Plan is a great responsibility. HUD officials will provide feedback on your Transformation Plan as well as your Critical Community Improvements Plan, both of which will be subject to HUD approval. Accordingly, it will be essential for you to work closely with HUD officials to ensure that the grant is implemented in a timely and efficient manner. You will soon receive a letter that will provide you with detailed information about your grant. You will also be assigned to a HUD Grants Management Team in the coming weeks, who will contact you to arrange a site visit.

Again, please accept our sincere congratulations. We wish you every success.

Sincerely,

A handwritten signature in black ink, appearing to read "Lourdes", is positioned above the name and title of the signatory.

Lourdes Castro Ramirez
Principal Deputy Assistant Secretary
for Public and Indian Housing

A handwritten signature in blue ink, appearing to read "E. Golding", is positioned above the name and title of the signatory.

Edward L. Golding
Principal Deputy Assistant Secretary
for Housing



Milwaukee, Wisconsin

Awardees: *City of Milwaukee & the Housing Authority of the City of Milwaukee*

Neighborhood: *Westlawn*

project DETAILS

The City of Milwaukee and the Housing Authority of the City of Milwaukee were awarded a \$30 million Choice Neighborhoods Implementation Grant to redevelop the Westlawn public housing development and revitalize the surrounding Westlawn neighborhood. The Transformation Plan includes the redevelopment of 708 new mixed-income housing units, including 394 replacement units, both on the Westlawn site and in the surrounding neighborhood. In addition, the plan includes strategic investments to improve the entire neighborhood by reducing the negative effects of foreclosures, improving access to retail and transportation, and strengthening families' health and employment.

key PARTNERS

Redevelopment Authority of the City of Milwaukee | Milwaukee Public Schools | Wisconsin Women's Business Initiative Cooperative | University of Wisconsin – Milwaukee School of Nursing | Milwaukee Health Services | Silver Spring Neighborhood Center | Havenwoods Economic Development Corporation | Growing Power, Inc. | The Milwaukee Jobs Corp | Carmen Charter School for Science and Technology

key FUNDERS

Redevelopment Authority of the City of Milwaukee | WE Energies | Housing Authority of the City of Milwaukee | Milwaukee Economic Development Corporation | Wisconsin Women's Business Initiative Cooperative

committed LEVERAGE

Housing Leverage Committed: \$184 million
People Leverage Committed: \$9.21 million
Neighborhood Leverage Committed: \$57.4 million

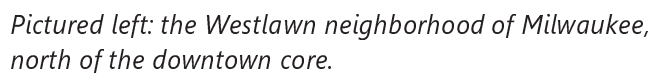
neighborhood BACKGROUND & VISION

Located seven miles northwest of downtown, Westlawn was once the City's largest public housing development at 726 units. At the time it was originally constructed, there were very few homes in the entire area surrounding the Westlawn development. The neighborhood, in essence, grew up around the barrack-style complex. Over the years, as its condition deteriorated, the Westlawn development grew to present the biggest challenge to the neighborhood's health and stability.

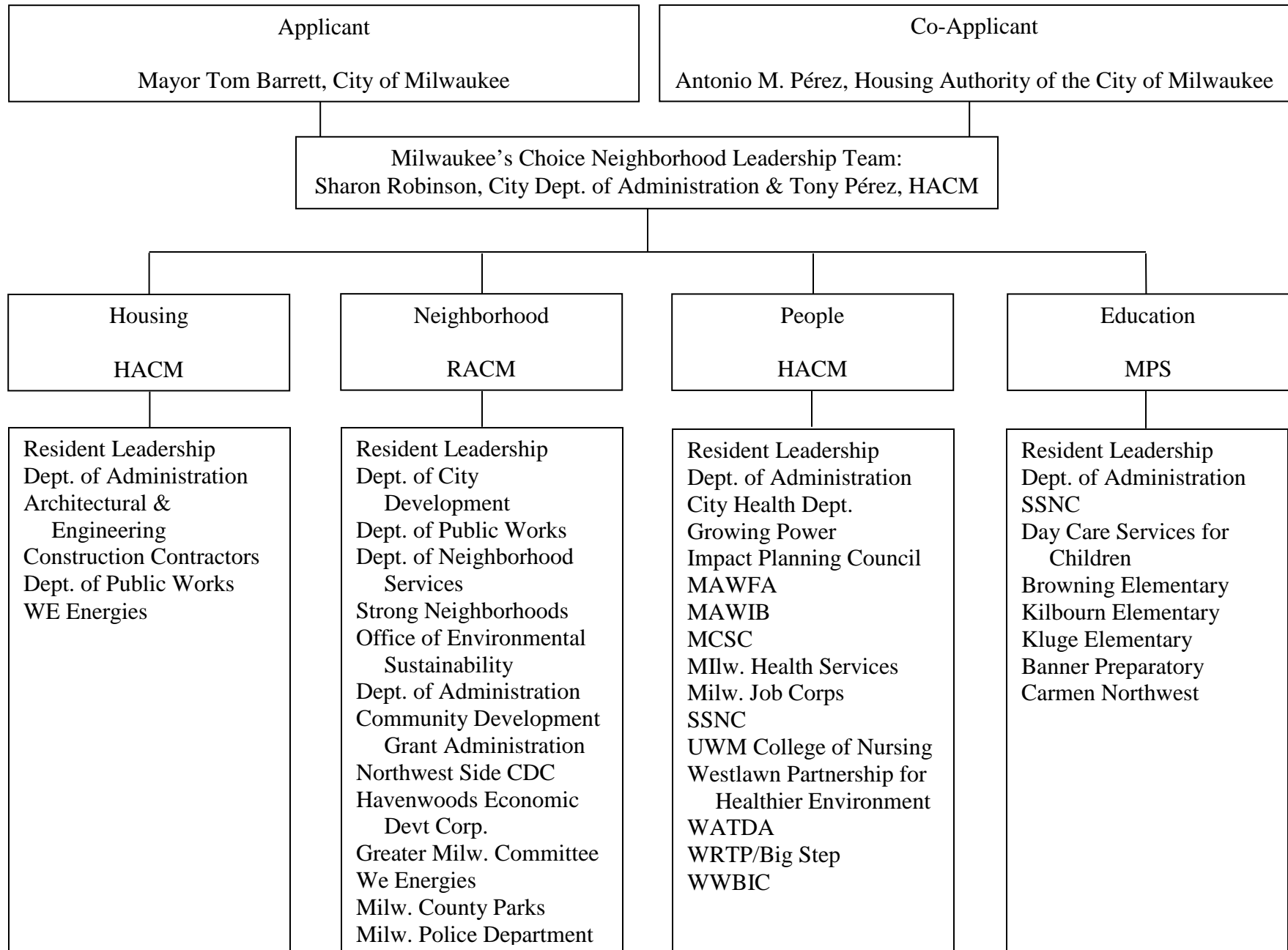
However, the recent redevelopment of the eastern half of the Westlawn development by the City and the Housing Authority of the City of Milwaukee has begun to spur other investment. For example, a retail strip notorious for drug dealing was turned into a new AutoZone and is attracting other business interest. With the goal of creating change in the broader neighborhood, the City, the Housing Authority of the City of Milwaukee, and their partners created a plan to rebuild the remaining portion of the Westlawn development and to implement a comprehensive set of strategies that will generate meaningful improvements in the quality of life in the entire neighborhood.

Beyond the housing redevelopment and retail improvements, the Redevelopment Authority of the City of Milwaukee and its partners will focus on the stabilization of the surrounding neighborhood. The plan calls for reducing foreclosures, removing blight, and coordinating home repair assistance. Additionally, the plan calls for expanding transit service, upgrading recreational and park space, and improving streetscapes.

The City of Milwaukee and Housing Authority of the City of Milwaukee will work with a strong set of partners to improve health behaviors through the nationally-recognized “With Every Heartbeat is Life” initiative, reduce infant mortality by reaching out with prenatal care, connect children to high-quality early education centers, and strengthen school reforms and supports. The Housing Authority and its partners will also help residents find and keep jobs by using Resident Employment Coordinators to develop relationships with employers and function as job brokers and coaches for residents.



Organizational Flowchart



CLEANUP GRANT – 27TH & TOWNSEND

RANKING CRITERIA FOR CLEANUP GRANTS

V.B.1 COMMUNITY NEED

V.B.1.a Targeted Community and Brownfields (8 pts)

Targeted Community: Built on an industrial economy, Milwaukee has historically been dominated by die cast companies, machine tool manufacturers, tanneries, foundries, and printers. Over the past three decades, Milwaukee has seen a decline in its traditional manufacturing base as companies have outsourced internationally or moved to suburban industrial parks. Unfortunately, this has left a legacy of vacant and underutilized brownfields. As industries have moved or closed, they left behind sites where little or no economic activity has replaced them, resulting in extremely high unemployment and poverty that was further exacerbated by the recent Great Recession. According a recent local news article, Milwaukee is the nation's fifth most impoverished big city [<http://www.jsonline.com/news/milwaukee/poverty-keeps-tight-grip-on-milwaukee-new-census-figures-show-b99578039z1-327971271.html>]. Using a different analysis – percentage of households with annual incomes below \$25,000 – Milwaukee actually ranks as the 2nd poorest city [<http://places.findthehome.com/stories/2945/poorest-cities-u-s>]. No matter the precise ranking, African Americans are particularly impacted, and according to one study that created an index of eight measures to assess race-based gaps in access to resources and opportunities in metropolitan areas, Milwaukee ranks as the “worst city for black Americans” [<http://247wallst.com/economy/2015/10/07/why-milwaukee-is-the-worst-city-for-black-americans/>].

A disproportionate number of Milwaukee's brownfield sites are located in a central portion of the City known as the 30th Street Industrial Corridor (the Corridor), a five mile stretch located primarily within the city's Near North and Fond du Lac and North planning areas, and crossing through a number of neighborhoods, including Franklin Heights (the neighborhood that includes the 27th & Townsend site). The Corridor was once a major manufacturing center, centered around a rail line, employing thousands of area residents. Unfortunately, as companies have left the area, the percentage of residents employed in manufacturing has drastically declined. The area has struggled to recover economically. The Franklin Heights neighborhood has suffered blight and disinvestment, and flight from the neighborhood has devastated the area.

Demographic Information:

Table 1 – Demographics Table	Target Community (Census Tracts 39, 41, 47, 48, 63, 65)	City of Milwaukee	State of Wisconsin	National
Population ¹	18,308	594,833	5,686,986	308,745,538
Unemployment Rate ²	23.8%	13.1%	7.2%	9.2%
Poverty Rate (individuals) ²	40.2%	29.4%	13.3%	15.6%
Percent Minority ²	97.2%	63.4%	17.3%	37.2%
Median Household Income ²	\$28,008	\$35,489	\$52,738	\$53,482

Per Capita Income ²	\$17,075	\$21,147	\$27,381	\$26,714
Education Attainment (% Bachelor's or Higher, Age 25+) ²	8.1%	22.8%	27.4%	29.3%
Percent Children (0-19) ¹	36.4%	31.1%	26.4%	27.0%
% Owner-Occupied Housing Units ¹	36.7%	39.2%	59.1%	65.1%

¹Data is from the 2010 U.S. Census data

²Data is from the 2010-2014 American Community Survey 5-Year Estimates

Description of Brownfields: The site that would be cleaned up under this grant is 27th & Townsend, which is made up of two parcels: 3424 North 27th Street and 2537 West Hopkins Street, which are two of seven “outlots” to the east and across the street from the former 74-acre A.O. Smith / Tower Automotive core property that RACM is working aggressively to redevelop. 27th & Townsend is a 5.1-acre vacant lot located between two high-volume intersections and also at a node where the industrial land uses of the core site meet with both residential neighborhoods to the north and south and commercial buildings to the east. Site investigation work completed in October 2012 identified the presence of both a concentrated area of soil contaminated with petroleum volatile organic compounds (PVOCs), polycyclic aromatic hydrocarbons (PAHs), and select RCRA metals, as well as sporadic but widespread contamination in the near surface soils including PAHs and select RCRA metals typically associated with fuel oil spills. These contaminants are likely a result of the site’s past use as automobile filling and service stations. Some PAH compounds (Benzo(a)anthracene, Benzo(a)pyrene, Benzo(b)fluoranthene, Dibenzo(a,h)anthracene) have concentrations two and three orders of magnitude in excess of the Wisconsin Department of Natural Resources (WDNR) Residual Cleanup Levels (RCLs).

A review of WDNR’s online database of contaminated properties shows there are also 25 closed and 26 open projects within a half-mile radius of 27th & Townsend that have been identified as having soil and/or groundwater contamination. The impacts of brownfields like 27th & Townsend are very real and include *both* the negative health implications (discussed more in the following section V.B.1.b) as well as negative economic effects that result from the persistent blighting influence these vacant properties have on their community (see section V.B.1.c.ii).

Cumulative Environmental Issues: In addition to the density of brownfield sites in the Corridor, rapid urban development of the overall Lincoln Creek watershed has negatively impacted the natural environment in the project area. Because of increased non-point source pollutant loadings and historical channelization projects, the environment along Lincoln Creek – the receiving waterway for storm sewer runoff from the Century City area – has become extremely degraded. Collectively, these factors contribute to poor instream and corridor habitat; low diversity and relative abundance of native flora and fauna populations, and dominance by species tolerant of poor habitat; severely degraded water quality; excessive sedimentation rates; poor aesthetic values, and limited opportunities for water-based recreational uses.

V.B.1.b Impacts on Targeted Community (5 pts)

One of the most common health concerns found at brownfield properties in Milwaukee, which is also present at 27th & Townsend, are near surface soil impacts. Shallow contamination, which includes PAHs and PVOCs in near surface soil above WDNR RCLs, presents a risk for the

public through dermal contact, inhalation, and ingestion, potentially exposing the public to health hazards, including respiratory problems, liver/kidney damage and nerve damage.

A second health concern at many brownfields, including this site and neighboring properties, is the threat of contaminant vapor intrusion into buildings. Certain compounds found in subsurface soil and/or groundwater at high concentrations will volatilize and enter buildings through cracks in the foundation, which can cause a variety of health concerns (e.g., eye and respiratory irritation, headache, and/or nausea, and cancer), especially in sensitive populations such as children (under 18) and the elderly (over 65), who together make up 46% of the target area population (2010 US Census). Due to the demographic makeup of the target community as shown in the table above, low-income minorities are disproportionately affected by the negative effects caused by brownfields in the Corridor.

These sensitive populations generally have reduced access to healthcare, which can result in delayed treatment of health issues resulting from chronic exposure to chemicals. According to the 2013 Milwaukee Health Report, there is a direct relationship between people's socioeconomic status and their health. The 2013 report shows that there is a significantly higher rate of premature death, infant mortality, and poor to fair health in Milwaukee's low-income, minority neighborhoods.

V.B.1.c Financial Need

(i) Economic Conditions (3 pts)

RACM is a land clearance authority operating under supervision of the City of Milwaukee. As such, RACM is subject to City of Milwaukee budget constraints. For four straight years, the City's general fund budget declined. The City met these funding challenges at great expense: reduction in basic services, library closures, furlough days, wage and cost of living freezes, and reductions in our street maintenance program. In addition, the City raised its property tax levy and fees for services to fund core services. A major portion of the City of Milwaukee's budget is funded by property taxes. The current stressed housing market conditions and increased foreclosure rates are causing more properties to be removed from the City's tax roll. According to the City of Milwaukee Treasurers Office, the City of Milwaukee foreclosure amounts have increased steadily each year from 2009-2015, resulting in a total of 4,678 foreclosed properties. The amount of foreclosure is staggering and this high rate of foreclosures is expected to continue. As economic conditions have declined, Milwaukee businesses are experiencing increased costs and decreased revenues resulting in layoffs and closings. Formerly successful businesses are facing bankruptcy and closing, creating more mothballed properties. The City needs additional funding to continue assessing the brownfields that are contributing to the ongoing deterioration of neighborhoods and commercial zones in the target area.

(ii) Economic Effects of Brownfields (4 pts)

With an unemployment rate of more than three times the State's rate, it is clear that job creation and workforce development are an absolutely essential component to healthy economic development in the target community. Unfortunately, blighted properties in the Franklin Heights neighborhood cause an unfavorable perception of the area, and contribute to continued disinvestment. According to the Near North Side Area Plan completed in 2009, within the Franklin Heights neighborhood, where the 27th & Townsend site is located, "...lies a residential neighborhood that has been plagued with crime and disinvestment as the industrial base of the

corridor has declined.” Also, “...major transportation corridors such as Hopkins Street, Keefe Avenue, Burleigh Street, and 27th Street contain a number of poorly maintained buildings that challenge the stability of this community. This district also has a relatively high number of vacant lots, which add to the instability of the neighborhood.” The economic impacts that stem from vacant property also include reduced tax base of the subject properties as well as reduced property values for neighboring properties.

The perception and reality associated with brownfields throughout the Corridor are severely damaging to the economic climate and exert constant negative pressure on start-up revitalization efforts. Vacant brownfield sites also have a tendency to attract crime and vandalism. In fact, one of the major concerns with the subject property is that there is ongoing trespassing and illegal dumping of primarily construction debris at the site. In addition, there have been multiple attempts by vandals to strip metal out of the overhead lights present at the site. Complaints about the poor state of these and other vacant sites are often made by neighboring businesses, which is detrimental to city efforts to retain these businesses and their jobs in the Corridor.

V.B.2 PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

V.B.2.a Project Description

(i) Existing Conditions (5 pts)

The City of Milwaukee is in the midst of an ambitious effort to transform the 30th Street Industrial Corridor (the Corridor): an 880-acre area within the City of Milwaukee that features a rail line, which traditionally provided industries with the ability to move raw materials and finished goods in and out of Milwaukee beginning in the late 19th century. The central catalytic project of the Corridor revitalization effort is the Century City project. The vision for this 84-acre site is for it to serve as a major modern employment center and economic hub for the Near North area neighborhoods, the City of Milwaukee, and the region. RACM is acting as the master developer for the site and has been spearheading the pre-development efforts which have included, to date, multiple preliminary studies and planning efforts, the land purchase, extensive environmental investigation, leaking underground storage tank removal, hazardous materials abatement, hot spot remediation, and demolition. The 84-acre former Tower Automotive site is made up of a 74-acre core property and seven “outlots” totaling 10 acres. The redevelopment of the core site into a modern industrial business park kicked off in 2015 with the first land sale and new building being constructed. The projected pace of development is estimated to be 45,000 square feet annually (2009 TID Economic Feasibility Study). The outlots are planned as supportive land uses including a blend of residential, commercial, mixed-use and greenspace.

The 27th & Townsend site, in particular, is comprised of the two southernmost outlot parcels and is currently a vacant, fenced, parking lot. 3424 North 27th Street and 2537 West Hopkins Street will be assembled together and are envisioned as a mixed use redevelopment with commercial/office and residential with a functional greenspace for stormwater management that would complement and support the business park. The recommendation for supportive land uses comes out of two recent plans completed for the area described in more detail in Section V.B.3.a. The first was the Near North Side Area Plan, completed by the City of Milwaukee Planning Department and adopted in December 2009 by the Common Council. The second, more recent report is the 30th Street Corridor Economic Development Master Plan, finalized in December 2011, which was created by the City of Milwaukee, with heavy stakeholder input, to help facilitate and guide redevelopment efforts in the Corridor.

(ii) Proposed Cleanup Plan (10 pts)

As summarized in the ABCA included in Attachment E, RACM considered multiple remedial options. The first was to leave the parking lot in place, effectively taking no action other than conducting routine parking lot maintenance. While this is not a long-term solution promoting redevelopment into a higher and better use, this alternative would be sufficient in the short-term for the protection of human health and the environment.

RACM anticipates that the permanent cleanup strategy will combine excavation (with off-site disposal) and institutional and engineering controls. Specifically, the engineering estimate calls for the removal of 5,163 tons of contaminated soil and replacement and compaction of clean fill and/or top soil back up to grade. This tonnage was calculated based on a 6-ft cut across the hot spot area of 5,500 square feet and 2-ft cut across one-acre as an approximation of a volume of soil needing offsite disposal in the absence of a specific development plan. Dependent on the specific redevelopment plan ultimately approved for the site, the tonnage estimate could vary higher or lower. Additionally, post-excavation soil and groundwater samples would be taken to ensure all of the contaminant mass was removed and that groundwater continues to be unaffected.

Before conducting the permanent remedial strategy, RACM would first engage an environmental consultant to prepare a Remedial Action Plan (RAP) and submit these documents to WDNR for review and approval. The RAP would provide specific details on where and how the building, parking, or green space will serve as a cap, and what maintenance may be required. All required permits (erosion control, storm water management, etc.) would be obtained, and required notifications given. A Closure Request Report with GIS packet (to document and publicly record institutional controls) would also be completed as part of the project.

V.B.2.b Task Description and Budget Table (10 pts)

Task Descriptions: The following tasks make up the cleanup project scope.

Community Involvement will be facilitated entirely by RACM staff in coordination with our community partners as described in Section V.B.3. \$4,650 for personnel was budgeted for this task based on an estimate of 150 hours at \$31/hour. This allows the RACM project manager (and other brownfields staff as necessary) to spend about one hour a week, on average, over the extent of the three-year project period (fall 2016 through fall 2019) focusing on outreach efforts.

Cleanup Planning will be conducted as a joint effort between RACM staff and the environmental consultant. The \$5,960 salary estimate is based on RACM assistant executive director time (30 hours at \$54/hour = \$1,620) and RACM project manager (and other brownfields staff) time (140 hours at \$31/hour = \$4,340) for cleanup plan review, meetings with the consultant and with the selected developer, site visits, report review, discussions with WDNR, and finalization of the ABCA. The environmental consulting costs for cleanup planning are estimated as follows:

- Planning, permitting, remedial action planning: \$5,000
 - *Principal (4 hours x \$115/hr): \$460*
 - *Senior engineer (20 hours x \$110/hr): \$2,200*
 - *Project engineer/scientist (15 hours x \$80/hr): \$1,200*
 - *Office support (2 hours x \$45/hr): \$90*
 - *WDNR report fees (RAP Review Fee): \$1,050*

Site Cleanup will be contracted with qualified environmental consultants and their sub-contractors and is estimated to cost \$288,805, with \$205,000 coming from the EPA Cleanup Grant (\$165,000) and required match (\$40,000) and \$83,805 being paid for with other sources as described in the leveraging section V.B.2.c. The following clean-up tasks were included in the estimate and assume a soil excavation of 5,163 tons as described above in Section V.B.2.a.ii:

- Documentation of engineering controls, closure request: \$5,535
 - *Principal (4 hours x \$115/hr): \$460*
 - *Senior engineer (10 hours x \$110/hr): \$1,100*
 - *Project engineer/scientist (30 hours x \$80/hr): \$2,400*
 - *Office support (5 hours x \$45/hr): \$225*
 - *WDNR report fees (Closure Fee, Soil GIS Fee): \$1,350*
- Excavation (\$2/ton), hauling (\$7/ton), and landfill disposal (\$30/ton): \$201,357
- Clean backfill placed and compacted (\$12.50/ton): \$64,538
- Field work supervision by consultant staff (5 days, assuming 1,000 tons/day): \$6,835
 - *Field staff (5 days x 8 hours/day x \$80/hour): \$3,200*
 - *Senior engineer coordination (16 hours x \$110/hour): \$1,760*
 - *Field equipment (\$100/day x 5 days): \$500*
 - *Post excavation soil samples (25 x \$55 ea): \$1,375*
- Post Excavation Groundwater Monitoring (assumes two wells for 8 events): \$10,540
 - *Principal (10 hours x \$115/hr): \$1,150*
 - *Project engineer/scientist (30 hours x \$80/hr): \$2,400*
 - *Field technician (40 hours x \$65/hr): \$2,600*
 - *Office support (6 hours x \$45/hr): \$270*
 - *Field equipment: \$600*
 - *Well installation subcontractor: \$2,200*
 - *Lab analysis (24 samples x \$55 ea): \$1,320*

Cleanup Oversight and Grant Management will be performed entirely by RACM staff. The \$9,300 salary estimate is based on an assumption of time spent by staff each month during a 36-month period of time. It was estimated that the RACM project manager (or other brownfield staff) (\$31/hour) would spend about 6.5 hours each month (\$7,254 total) and the RACM assistant executive director (\$54/hour) would spend slightly more than 1 hour each month (\$2,046 total). Subtasks in this category include, but are not limited to, quarterly reporting, MBE/WBE/DBE reporting, assistance with financial reporting, correspondence with EPA and state agencies, attendance at meetings, and updating ACRES. This category also includes \$533 in estimated travel expenses to partially pay for attending the EPA Brownfields conference (3 nights of hotel stay at \$150/night, 3 days of per diem expenses at \$50, \$270 for airfare; totaling \$870). RACM staff would utilize funding from other grant sources or local funds to pay the remainder.

Budget Table:

Budget Categories	Project Tasks				
	Community Involvement	Cleanup Planning	Site Cleanup	Cleanup Oversight and Grant Management	Total
Personnel	\$4,650	\$5,960		\$9,300	\$19,910

Fringe Benefits	\$2,232	\$2,861		\$4,464	\$9,557
Travel				\$533	\$533
Contractual		\$5,000	\$165,000		\$170,000
Total	\$6,882	\$13,821	\$165,000	\$14,297	\$200,000
Cost Share			\$40,000		\$40,000

Note: The City of Milwaukee Office of the Comptroller, Financial Advisory Division, has specified a fringe rate for 2016 budgets of 48% of salary and RACM has incorporated the City of Milwaukee's payroll/fringe benefits for its employees. The fringe rate includes the following: Life Insurance, Social Security, Pension, Health, Dental and Long Term Disability.

V.B.2.c Ability to Leverage (5 pts)

RACM has a strong track record of successfully leveraging federal, state, and local funding to meet the financial needs of all stages of brownfields redevelopment. RACM has been exceedingly fortunate to receive more than \$19 million in brownfield grant funding from EPA over the past 17 years, including a recent Brownfield Area-Wide Planning Grant to study Milwaukee's Harbor District area. Milwaukee has also received recent substantial awards from other federal agencies including a TIGER grant to support a \$28M streetcar extension and a \$30M Choice Neighborhoods Implementation Grant from HUD for redevelopment of the Westlawn public housing development. At the state level, RACM has leveraged more than \$14,000,000 of state grant funds to fill in funding gaps since 2000. Locally, Milwaukee regularly uses TIFs to support brownfield projects and provide needed funding for remediation and site closure submittals. More than twelve of Milwaukee's TIF districts have funded environmental cleanup, and five of the eleven Milwaukee RLF loans have been paired with TIFs. The RACM Board and the City of Milwaukee Common Council also recognize the importance of brownfield development and provide the funding to match federal and state grants as well as fill unexpected funding gaps. Specifically, the 2016 budget includes \$500,000 for brownfield activities. The Milwaukee Community Development Block Grant (CDBG) office has included in their 2016 funding \$169,000 to RACM for assessment and cleanup of brownfield sites and an additional \$28,000 of CDBG funding has been allocated for staff time to review projects for compliance with environmental regulations. These funding amounts are typical and staff expects these dollar amounts to stay the same annually for the grant period.

For the redevelopment project as a whole at Century City, including both the core site and the outlots, RACM has already leveraged significant funding, including TID #74, City contributions, grants and tax credits; however, there is still a severe need for additional funding, particularly for environmental cleanup. Specifically, RACM has received more than \$9.7M in redevelopment funding, however the majority has been targeted for use at the large core site. At the 27th & Townsend site in particular, RACM has used \$23,662 in EPA Communitywide Brownfield Assessment funding awarded to RACM, \$1,108 from local funding sources, and \$19,828 in LUST Recovery Act funding. Note: the site is no longer receiving LUST funds.

As described above, the entire, *contracted*, clean-up project is estimated to be \$288,805, with \$205,000 coming from the EPA Cleanup Grant and required match. The remaining \$83,805 will be funded by a combination of other local funding sources, such as Block Grant and Development Fund. Documentation of these leveraged funds is included in Attachment G.

V.B.3 COMMUNITY ENGAGEMENT AND PARTNERSHIPS

V.B.3.a Plan for Involving Targeted Community & Other Stakeholders; and Communicating Project Progress (5 pts)

The residents and businesses in the Century City neighborhoods have already been heavily involved in the planning efforts related to this redevelopment project. Numerous planning efforts have been undertaken over the years, but two in particular are the most recent and most relevant to this site. The first to be completed was the Near North Side Area Plan, completed by the City of Milwaukee Planning Department and adopted in December 2009. Citizens were engaged in a variety of ways including formally through participation in advisory groups and informally through a community survey, stakeholder interviews, community meetings, image preference surveys, focus groups, and community visioning workshops. In the plan, Century City is included as a catalytic project with a specific recommendation to, “[e]ncourage multi-family, rental and owner occupied workforce housing on under-utilized surface parking lots and vacant land along...Hopkins Street,” “[a]llow the integration of business, commercial, an institutional uses within industrial districts (e.g., workforce training center, green business incubator, small business support center, restaurants, day care facility for employees),” and “[p]rovide green infrastructure initiatives such as rain gardens, stormwater filtration systems, stormwater planters and natural plantings along major corridors such as Hopkins Street and 27th Street.”

The second, more recent report is the 30th Street Corridor Economic Development Master Plan, finalized in December 2011, which was created by the City of Milwaukee, again with heavy stakeholder input (Plan Advisory Group, workshops, and interviews), to help facilitate and guide redevelopment efforts in the Corridor. Specifically, this plan states, “[a]djacent to the Century City site, residential redevelopment is proposed to enhance the existing neighborhood by providing housing types that meet community housing needs. Given the demographic profile of the 30th Street Corridor...this will likely mean housing for seniors with low and moderate incomes,” and “...any integration of stormwater best management practices (BMPs) will have a notable improvement on stormwater management in the study area, particularly over time as small-scale BMPs are incorporated into the redevelopment sites.”

If RACM receives this grant and is able to proceed with the cleanup for 27th & Townsend, staff will continue to work with community partners to reach out to interested citizens and groups as the cleanup planning continues in 2016. This is crucial to both educating and soliciting feedback from interested parties and also so that trust continues to build among stakeholders. RACM will use local newspapers to provide notice of cleanup plans as they are completed and will also share information about remedial options at regularly held community group meetings. As necessary, childcare services will be provided at the meetings to ensure parents can attend and provide valuable input. Because the surrounding community is 93% English-speaking African-Americans, it is not anticipated that multi-language materials or translators will be needed, however RACM is able to provide translation as needed upon request. RACM will also provide information for aldermanic and community group newsletters. This will provide information to individuals that are not already involved in community organizations. Contact information will also be available on the City of Milwaukee’s website on for the 30th Street Industrial Corridor, as well as on prominently displayed signs at the site itself.

Not only will the local community be involved in the cleanup planning process, they will be involved in the actual cleanup. One of the primary goals is to provide employment opportunities

to citizens of Milwaukee, particularly in the area around Century City. A minimum of 25% of the work on-site will be performed by companies certified by the City's Emerging Business Enterprise (EBE) program; RACM has achieved 40% EBE participation on previous work conducted at the Century City site. The City also requires that 40% of the hours worked on-site be performed by City residents who are unemployed or underemployed and certified under the City's Residence Preference Program (RPP).

V.B.3.b Partnerships with Government Agencies (5 pts)

RACM is actively involved in a number of partnerships with state agencies that have aligned goals that support brownfield redevelopment. RACM's closest partner is the WDNR, on which it relies for regulation and guidance throughout remediation and redevelopment projects to ensure that cleanup activities are successful and meet all regulatory requirements. RACM is also a founding member and active participant in the Wisconsin Brownfields Study Group facilitated by WDNR. The Study Group evaluates current regulations and provides recommendations to legislators on state brownfields initiatives. RACM's role in the Study Group has afforded RACM the opportunity to foster relationships not only with staff from the staff agencies mentioned in this section, but also with local governmental officials throughout Wisconsin. A letter of support from WDNR is included in Attachment C.

RACM also communicates with the Wisconsin Department of Health Services (DHS) when evaluating public health risks during cleanup activities. The Wisconsin Economic Development Corporation (WEDC) partners with RACM on a variety of projects and often relies on recommendations from RACM's environmental staff when evaluating grant applications from private parties. RACM also has a unique relationship with the Wisconsin Housing and Economic Development Authority (WHEDA) due to the "Transform Milwaukee" initiative announced by Governor Walker in April 2012. Transform Milwaukee is "a plan to restore industrial output, create jobs, address the city's large inventory of foreclosed properties and create a sustainable solution to rainwater run-off," (WHEDA website). As the Transform Milwaukee initiative continues to take shape, both RACM and WHEDA staff look for ways to mutually support each other's mission. These agency commitment letters are included in Attachment G.

In 2014, Milwaukee was designated by the U.S. Department of Commerce as an Investing in Manufacturing Communities Partnership (IMCP) Manufacturing Community. Milwaukee will work with the United States Department of Commerce to help achieve the economic development goals set forth in the IMCP proposal, of which a successful revitalization of Century City was a keystone. Another instance of partnership building at the federal level began in 2009, when RACM began working with EPA Region 5 as an Environmental Justice (EJ) Showcase Community. This collaboration is a multi-media, cross-program approach to engaging multiple stakeholders in coordinated action, in order to address EJ concerns in high-priority areas within each of the EPA regions. This partnership opportunity allows RACM to find technical support at the EPA or one of the other partnering agencies (USDA, FDA, HHS, etc.) that may not be otherwise available.

V.B.3.c Partnerships with Community Organizations (5 pts)

A description of RACM's key partners and their roles in this redevelopment project follow and letters of support with contact information are included as Attachment H.

The Corridor is a non-profit organization focusing on the redevelopment of the 30th Street Industrial Corridor. In general, the Corridor works in partnership with RACM to create development opportunities, identify and leverage funding to increase the capacity and support the mission of the organization, promote a safe, clean and accessible community in which to live and work, and foster an environment supportive of area businesses and the local workforce. For this project, the Corridor will assist RACM with community outreach.

Century City Triangle Neighborhood Association (CCTNA) is a resident leadership group that was formed as a direct outgrowth of the Century City project. In addition to assisting with promoting the Targeted Investment Neighborhood (home improvement) program, CCTNA is the community partner to the City of Milwaukee Century City Challenge fund, created to rehab foreclosed properties with the goal of increasing homeownership in the area. CCTNA will continue to provide a forum for community discussion about area redevelopment initiatives.

Mid-West Energy Research Consortium (M-WERC) is one of America's largest Energy, Power and Control (EPC) consortiums engaging industry, academia, and government, in research, work force development, strategic collaboration and policy initiatives. Its focus is to grow business and jobs in the EPC space in Wisconsin and the 8 state surrounding region. M-WERC will continue to be an advocate for the Century City neighborhood by connecting companies to Milwaukee and the 30th Street Corridor.

Northwest Side Community Development Corporation (NWSCDC) works to enhance the standard of living on the northwest side by improving the business environment for low-income communities through community economic development. NWSCDC is a valuable partner in these projects and will continue to collaborate on community planning and implementation work.

Harbor District, Inc. (HDI) is a new non-profit organization that brings together local, state, and federal government efforts, private sector interests, and community enthusiasm to achieve a world-class revitalization of Milwaukee's Harbor for the benefit of the City and the region. HDI has a keen interest in supporting green infrastructure projects that improve the water quality of upstream waterways, such as the Milwaukee River and Lincoln Creek, the receiving waterbody for storm water runoff in the Century City area.

V.B.4 PROJECT BENEFITS

(i) Health and/or Welfare Benefits (5 points)

The Corridor, and particularly the former Century City site, is one of the critical keystones to the revitalization, stabilization, and enhancement of the entire Near North area, particularly with regard to unemployment, socio-economic conditions, and the perception and reality of crime and safety concerns. Successful cleanup, redevelopment and occupancy of the 27th & Townsend site would improve the perception of the neighborhood, generate economic activity, reduce crime, engage residents in their neighborhood, and demonstrate the City's commitment to revitalization of the district, which would attract additional business and development to The Corridor. These outcomes not only support overall community welfare and progress toward the goals and objectives identified in the Community Need section (V.B.1), but also toward the goals and objectives of the EPA's 2014-2018 Strategic Plan, specifically goal #3; cleanup and restore contaminated areas, protect disproportionately impacted low-income and minority communities, prevent continued release and exposure to contamination, and advance sustainable development.

As discussed in the Community Needs section, contamination in near surface soil presents a risk for the public through dermal contact, inhalation, and ingestion. Additional issues include the threat of contaminant vapor intrusion into future on-site buildings. As described in the Project Description section, the current preferred remedial strategy of an efficient combination of excavation with landfill disposal and institutional controls will entirely remove the threat for dermal contact, ingestion and vapor intrusion.

RACM is committed to ensuring that public health issues are considered in all brownfields cleanup and redevelopment activities. To ensure that environmental risks to the nearby disadvantaged communities are not increased during cleanup at 27th & Townsend, RACM will immediately address any public citizen concerns that arise through public meeting processes or otherwise. The community surrounding the cleanup project will be protected from exposure to contaminants during the cleanup activities through one or more of the following: 1) implementation of sediment and run-off controls, 2) dust control measures to limit dust creation and limit air particulate matter in the surrounding community, and 3) any temporary soil piles will be covered with plastic until they are removed or reused onsite in order to prevent runoff into neighborhoods. During cleanup, RACM continually evaluates environmental threats and ensures that risk to the public, especially the most vulnerable populations, are mitigated.

(ii) Environmental Benefits (5 points)

The environment in the area of the 27th & Townsend site is highly urbanized and until recently, there has not been significant greenspace or other natural landscapes which allow for more sustainable methods for managing stormwater. RACM has been working to change this, however, by including these types of sustainability elements into the Century City redevelopment such as green infrastructure. The local environment will benefit as a result of this cleanup by removing petroleum contamination and by incorporating a green infrastructure element into the project redevelopment.

V.B.4.b Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

(i) Policies, Planning, or Other Tools (2 pts)

Sustainable development is both a keystone and a common thread running throughout Milwaukee City government. Within the Department of City Development's Planning Section, comprehensive plans were recently completed that blanket every square mile of the city through 12 areas plans and one overall policy plan. These comprehensive plans form the basis for future decision-making and project approvals. Planning recommendations for sustainable development are pervasive throughout all the plans and include everything from recommendations for complete streets (to promote multi-modal transportation) to increasing the network of green infrastructure throughout the city, which will be directly implemented at this site.

With respect to policy-making, the City of Milwaukee's cabinet-level Office of Environmental Sustainability (OES) was created by Mayor Tom Barrett to position Milwaukee as a leader in environmental sustainability and performance in the 21st century. The office was created through community support received by the Milwaukee Green Team, a group commissioned by the mayor in 2004. OES sets policy for the City and focuses on an array of issues including the promotion of alternative energy, low-impact stormwater development, sustainable manufacturing initiatives, and urban agriculture.

(ii) Integrating Equitable Development or Livability Principles (3 points)

Milwaukee is committed to sustainability. *ReFresh Milwaukee*, published in July 2013 and Milwaukee's first sustainability plan, provides a vision for community sustainability over the next 10 years and seeks to make Milwaukee a center for sustainability innovation and thought leadership. This plan sets goals and targets for individuals and organizations to achieve and provides a citywide roadmap for improving the environmental, economic and social conditions of Milwaukee's neighborhoods. Not only does the City of Milwaukee strive to achieve the goals and targets outlined in the sustainability plan, but RACM believes that brownfield redevelopment is one simple way to promote all six of the Livability Principles outlined by the Partnership for Sustainable Communities. In the specific case of the 27th & Townsend mixed-use redevelopment project, (1) more transportation choices will be made available by locating near a transit line, which will help decrease household transportation costs, reduce our nation's dependence on foreign oil, improve air quality, reduce greenhouse gas emissions, and promote public health, (2) the housing development is likely to include a substantial affordable component, (3) the economic competitiveness of the neighborhood is increased by attracting workforce into the neighborhood, (4) the existing community is supported in numerous ways including removal of blight, improvement of the environment, and creation of jobs, (5) federal investment has been and will continue to be leveraged during this project, and (6) the project seeks to build on the intrinsic value of the community and neighborhood, by implementing a community-driven revitalization effort.

V.B.4.c Economic and Community Benefits

(i) Economic or Other Benefits (3 pts)

There will be direct and immediate economic benefits as a result of the environmental cleanup work at 27th & Townsend. Direct benefits include jobs retained and created through the cleanup work itself. The City attempts to direct job creation to neighborhood residents through two City programs: the Emerging Business Enterprise (EBE) program and the Residence Preference Program (RPP). A minimum of 25% of the work on-site will be performed by EBE-certified companies and 40% of the hours worked on-site be performed by City residents who are unemployed or underemployed and certified under the RPP program.

Indirect economic benefits include work and jobs created by the redevelopment at 27th & Townsend as well as the redevelopment work and permanent jobs associated with the Century City Business Park. Already, 60 new skilled jobs were brought to the core site with the development of a new train manufacturing facility in 2010. Unfortunately, that number has declined since 2010. However, in 2015, the first new building was constructed at Century City – a 53,160-sf cutting edge flex-industrial building with 24-foot clear ceiling, 58-foot structural bays, and both at-grade and full depth loading docks. The building was constructed as a partnership between the City and a private developer and after tenants are secured, a second replica building is expected to get underway. The Century City Redevelopment Plan estimates that once the business park is completed, employers at the new business center could provide an estimated 800-1000 jobs, which is a projection based on RACM's previous experience with the redevelopment of the Menomonee Valley Industrial Center. A majority of the jobs created will be well-matched to the skill sets available by unemployed neighborhood residents. This infusion of job opportunities will be a tremendous catalyst for widespread economic development in the Corridor, City, and region.

Still another indirect economic benefit is increased tax base at the 27th & Townsend site itself, as well as an increase in property values of neighboring properties. By 2020, the taxable value of the Century City and surrounding properties is projected to be approximately \$30.7 million, while the taxable value of industrial and retail properties in and around the Century City area is projected to be approximately \$20.5 million (2009 TID Economic Feasibility Study). Redevelopment of this site will catalyze redevelopment of and investment in other nearby sites.

(ii) Job Creation Potential: Partnerships with Workforce Development Programs (2 pts)

RACM seeks ways to promote small and emerging businesses that create job opportunities for the unemployed and underemployed residents of the City of Milwaukee. Borrowers are encouraged to seek out bids, when possible, and/or utilize services from small businesses listed as Small Business Enterprises through the City of Milwaukee Office of Small Business Development. The City of Milwaukee is a 2012 and 2014 recipient of EPA Brownfield Job Training Grants and works closely with developers and contractors to encourage local hiring of training graduates. RACM will forward basic information about the project to the Milwaukee Area Workforce Investment Board, a 2015 EPA Brownfield Job Training Grant recipient, which in turn may contact the borrower to describe the employment and training services and how these could benefit the project.

RACM also has specific, recent experience as part of the Century City project working with two additional job training agencies: Wisconsin Regional Training Partnership (WRTP)/Big Step and the Milwaukee Area Workforce Investment Board (MAWIB). WRTP/Big Step is a non-profit public interest organization and their mission is to enhance the ability of private sector organizations to recruit and develop a more diverse qualified workforce in construction, manufacturing and emerging sectors of the regional economy. MAWIB works to build a strong workforce development system by planning, coordinating, collaborating and monitoring workforce initiatives to ensure a skilled and productive workforce for the 21st century. MAWIB worked extensively on staffing needs for the first tenant of the Century City site, Talgo, Inc. by identifying potential candidates for employment and conducted interviews. Throughout the redevelopment of all aspects of the Century City project, RACM will continue to rely on WRTP/Big Step and MAWIB to help provide valuable job training skills to those area residents in need. Support letters from WRTP/Big Step and MAWIB are included in Attachment H.

V.B.5 PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

V.B.5.a Programmatic Capability (12 pts)

Tory Kress, Senior Environmental Project Engineer, will be the Project Manager for this grant. She had been managing the environmental aspects of the 27th & Townsend project so far and will continue to work closely with other RACM and consultant staff to use the cleanup funds efficiently. Additional RACM staff Karen Dettmer, Senior Environmental Project Engineer, and Mathew Reimer, Senior Environmental Project Coordinator, are also available to help complete grant tasks and, in the event that Ms. Kress is no longer in her current position with RACM, Mr. Reimer will serve as the Alternate Project Manager. Ms. Kress and Ms. Dettmer are both licensed Professional Engineers in the State of Wisconsin and together with Mr. Reimer have a combined 40+ years of experience in the management of environmental projects. RACM works to retain current staff by providing competitive salary and benefits programs, however, in the event that the environmental team experiences turnover, the group would seek to temporarily

assign that person's duties to other team members as described above. RACM would seek to fill the vacant position via traditional job posting methods and word-of-mouth communication.

RACM currently has a Master Services Agreement (MSA) with three different consulting firms to contract grant eligible activities. The consultants are procured following federal procurement regulations and are contracted as needed for individual projects. RACM retains the environmental consultants to prepare cleanup plans and conduct cleanups at the redevelopment sites. Ms. Kress, Mr. Reimer, and Ms. Dettmer have all worked as consultants previously and work very closely with the contracted consultants to review data and make decisions on the best route to cleanup and eventual redevelopment. RACM staff and RACM's retained consultants will work with the Wisconsin Department of Natural Resources (WDNR) staff in overseeing the cleanup at 27th & Townsend.

Ms. Kress is, as are all three brownfield team members mentioned above, very experienced in the management of EPA Brownfield Grants including workplan development, reporting, and closeout protocols. She will develop a realistic workplan and schedule upon consultation with the other project team members. Quarterly reporting will continue to be timely, as it has been in the past, and will reflect on the reasons for any deviations from the original workplan. At the time each quarterly report is submitted or when major project milestones are achieved, environmental staff will update property profiles directly into the ACRES system. On an annual basis (or schedule otherwise set by USEPA), staff will compile and submit the MBE and WBE reports. Ms. Kress and other project team members will work closely with the accounting department to address the annual financial reporting and ensure timely submission to EPA, as well as to complete all required grant closeout documentation.

V.B.5.b Audit Findings (2 pts)

RACM has received clean audits (no adverse audit findings) for the last four years. RACM received one adverse audit finding on the single audit conducted for 2010 activities due to not submitting the first semi-annual report for Wisconsin Department of Commerce Brownfield Grant FY010-19758 for the Tower Site by the required date of July 31, 2010. RACM did not receive the grant contract until March 2010 and miscommunication between the State and RACM as to whether the reporting should be based on the award letter as opposed to the contract date resulted in the audit finding.

As a result of this adverse finding, RACM reviewed and refined grant procedures to ensure all future reports are filed timely. Once RACM receives a grant award, the document is forwarded to the Resource & Administration Manager for review and entry into the City of Milwaukee Grants Database. As part of this review, the Resource & Administration Manager also enters the reporting deadlines into an internal spreadsheet and tracking scheduler software that prompts a reminder one week prior to the due date. Finally, RACM's Senior Grant Budget Analyst provides a secondary level of review and deadline compliance.

V.B.5.c Past Performance and Accomplishments

(i) Currently or Has Ever Received an EPA Brownfields Grant

(i.1.) Compliance with grant requirements (3 points)

For the five grants listed below, as well as all past grants, RACM has successfully complied with the workplans and kept the EPA project manager informed when unforeseen challenges arose

leading to a change in schedule, budget allocations, or any other aspect of the workplan. RACM closely monitors the outputs and outcomes of each of these grants by reporting progress regularly in quarterly reports submitted to the EPA Project Officer as well as updating details for each site on ACRES. The five most recent grants awarded to RACM are all open and include:

1. 2015 Cleanup Grant BF-00E01560 (10/1/15-9/28/18): This cooperative agreement includes \$400,000 of cleanup grant funding for two specific sites (\$200,000 for each site) with a 20% match requirement. Cleanup activities are anticipated to begin in spring 2016 per the Work Plan.
2. 2014 Revolving Loan Fund Grant BF-00E01400 (10/1/14-9/30/19): This cooperative agreement includes \$1,000,000 for loans. RACM is currently marketing to a pipeline of four projects and anticipates two loans out of this cooperative agreement to be fully disbursed prior to the September 30, 2019 grant closeout date.
3. 2013 Supplemental Award to the 2009 Revolving Loan Fund Grant BL-00E90601 (10/1/09-9/30/17): This cooperative agreement includes a 2013 \$250,000 Supplemental Funding Grant which was added to the \$1,000,000 received in October of 2009 and two other Supplemental awards totaling \$1,000,000 received in 2011 and 2012. Total available capital remaining to lend is \$426,597, which includes funding initially made available for subgrants, but is anticipated to provide a loan to one of four pipeline projects to be fully disbursed prior to the grant closeout date of September 30, 2017.
4. 2013 Cleanup Grant BF-00E01231 (10/1/13-9/30/16): This cooperative agreement includes \$600,000 of cleanup grant funding for three specific sites (\$200,000 for each site) with a 20% match requirement. One of the sites is for a portion of the Century City core site (Area A). The other two sites are Century City out lots. A total of \$ 176,946.85 has been drawn down for Century City Area A, and cleanup activities will continue in 2016. Grant funds have not been drawn down for the Century out lots; however; RACM anticipates releasing Request for Proposals in Spring 2016, which will provide information that will focus the cleanup activities.
5. 2013 Assessment Grant BF-00E01227 (10/1/13-9/30/16): This cooperative agreement includes \$200,000 for community-wide Hazardous assessment. A total of \$125,247.93 has been drawn down to date, and assessment activities are ongoing.

(i.2.) Accomplishments (3 points)

Since 2002, RACM has received seven Revolving Loan Fund grants, five Supplemental Revolving Loan fund grants, nine Assessment Grants, and ten Cleanup Grants (for 29 sites.)

RLF - RACM has provided 13 loans and one subgrant resulting in \$378 million of investment and 3,500 projected jobs to be created or retained. More than 266 acres will be cleaned up and made ready for development.

Assessment - RACM has utilized its EPA Assessment Funds on more than 75 different properties that are in various stages of testing. Nineteen of these properties totaling 67 acres have been redeveloped resulting in obtaining environmental site closure. Redevelopment projects have been completed resulting in approximately \$120 million of redevelopment and retention or creation of more than 700 jobs.

Cleanup - RACM has been awarded Cleanup Grants for 29 specific sites to date. Risks to human health have been reduced on approximately 60 acres. \$12.6 million of investment has occurred and will increase as more proposed projects break ground.

Cleanup Grant Proposal – 27th & Townsend

List of Attachments

- A. Threshold Criteria
- B. Documentation of Applicant Eligibility
- C. Letter from State Environmental Authority
- D. State Eligibility Determination Letter
- E. Draft Analysis of Brownfield Cleanup Alternatives (ABCA)
- F. Documentation of Community Notification
- G. Documentation of Committed Leveraged Resources
- H. Letters of Support

Attachment A

Threshold Criteria

CLEANUP GRANT – 27TH AND TOWNSEND

III.C THRESHOLD CRITERIA FOR CLEANUP GRANTS

III.C.1 Applicant Eligibility

III.C.1.a Eligible Entity

The Redevelopment Authority of the City of Milwaukee (RACM) is the applicant and lead agency. RACM is a Redevelopment Agency sanctioned by Wisconsin Statutes Section 66.1333 (3) and (5) and a land clearance authority operating under supervision of the City of Milwaukee (Common Council file 58-902). See Attachment B for documentation.

III.C.1.b Site Ownership

The site is currently owned by RACM.

III.C.2 Letter from the State or Tribal Environmental Authority

See Attachment C.

III.C.3 Site Eligibility and Property Ownership Eligibility

SITE ELIGIBILITY

III.C.3.a Basic Site Information

(a) The name of the site is 27th & Townsend. (b) The site is made up of two parcels with the following addresses: (1) 3424 North 27th Street, Milwaukee, Wisconsin 53216, and (2) 2537 West Hopkins Street, Milwaukee, Wisconsin 53206. (c) RACM is the current owner of the site and acquired the site via negotiated purchase on December 15, 2009.

III.C.3.b Status and History of Contamination at the Site

(a) This site is contaminated with petroleum substances. (b) The site was formerly occupied by both residential and commercial buildings including two service stations, and has been a parking lot since 1980. (c) The primary environmental concern at this time is the contaminated soil that has been identified on the site during environmental investigation activities. (d) The subject site likely became contaminated as a result of its past use as automobile service and filling stations. An AAI Phase I Environmental Site Assessment was completed for the nine outlot properties, including 3424 North 27th Street and 2537 West Hopkins Street, in January 2007, and again in November 2009. Following the completion of the Phase I ESA, Phase II site assessment and site investigation activities were conducted in 2009 through 2012, which have identified petroleum volatile organic compounds (PVOCs) and polycyclic aromatic hydrocarbons (PAHs) impacting the soil in the vicinity of the former underground storage tank and piping areas as well in sporadic other areas widespread across the site, likely due to years of historic spills.

III.C.3.c Sites Ineligible for Funding

- (a) The 27th & Townsend site is not listed or proposed for listing on the National Priorities List.
- (b) The site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA. (c) The site is not subject to the jurisdiction, custody, or control of the United States government.

III.C.3.d Sites Requiring a Property-Specific Determination

This site was formerly receiving LUST Trust Funds from the LUST Recovery Act, however that grant is closed and the site is no longer receiving these funds. Therefore, this site does not require a property-specific determination.

III.C.3.e Environmental Assessment Required for Cleanup Proposals

An ASTM E1527-05 Phase I Environmental Site Assessment Update was completed on November 11, 2009 by AECOM, Inc. for RACM. The AAI Phase I Update included the entire site that was acquired by RACM, including the core 74-acre property as well as seven (of the nine) outlots, which include both 3424 North 27th Street and 2537 West Hopkins Street. Two ASTM E1903-11 equivalent Phase II reports entitled “Results of Site Assessment Activities, Former Tower Automotive Outlot, 3424 North 27th Street” and “Results of Site Assessment Activities, Former Tower Automotive Outlot, 2537 West Hopkins Street” were completed for the City of Milwaukee by Sigma Environmental Services on October 3, 2012 and October 24, 2012, respectively.

PROPERTY OWNERSHIP ELIGIBILITY

III.C.3.f CERCLA §107 Liability

Does Not Apply.

III.C.3.g Enforcement or Other Actions

Does Not Apply.

III.C.3.h Information on Liability and Defenses/Protections

Does Not Apply.

III.C.3.i Petroleum Sites

III.C.3.i.i Current and Immediate Past Owners

RACM is the current owner of the site. The immediate past owner was Milwaukee Industrial Trade Center, LLC.

III.C.3.i.ii Acquisition of Site

RACM acquired the site via negotiated purchase on December 15, 2009.

III.C.3.i.iii No Responsible Party for the Site

The current owner of the site did not dispense or dispose of petroleum or petroleum product, or exacerbate the existing petroleum contamination at the site. Additionally, the immediate past owner of the site did not dispense or dispose of petroleum or petroleum product, or exacerbate the existing petroleum contamination at the site. Additionally, neither the current owner nor immediate past owner of the site owned the site when any dispensing or disposal of petroleum (by others) took place. RACM and the immediate past owner have taken reasonable steps with regard to the contamination at the site, including performing extensive environmental investigation activities and securing the site.

III.C.3.i.iv Cleaned Up by a Person Not Potentially Liable

RACM did not dispense or dispose of petroleum or petroleum product, or exacerbate the existing contamination at the site. RACM has taken reasonable steps with regard to the contamination at the site, including performing extensive environmental investigation activities and maintaining site security.

III.C.3.i.v Relatively Low Risk

The site is considered a “relatively low risk” by the Wisconsin Department of Natural Resources. See Attachment D for the petroleum eligibility determination letter. This site was formerly receiving LUST Trust Funds from the LUST Recovery Act, however that grant is closed and the site is no longer receiving these funds.

III.C.3.i.vi Judgments, Orders, or Third Party Suits

No responsible party has been identified for the site through either:

- A judgment rendered in a court of law or an administrative order that would require any person to assess, investigate, or clean up the site; or
- An enforcement action by federal or state authorities against any party that would require any person to assess, investigate, or clean up the site; or
- A citizen suit, contribution action, or other third-party claim brought against the current or immediate past owner, that would, if successful, require the assessment, investigation, or cleanup of the site.

III.C.3.i.vii Subject to RCRA

This site is not subject to any order under section 9003 (h) of the Solid Waste Disposal Act. See Attachment D for the petroleum eligibility determination letter.

III.C.3.i.viii Financial Viability of Responsible Parties

No parties have been identified that are responsible for the contamination at the site. See Attachment D for the petroleum eligibility determination letter.

III.C.4 Cleanup Authority and Oversight Structure

III.C.4.a Cleanup Oversight

RACM staff will manage the site cleanup on a day-to-day basis and the WDNR will ensure the cleanup is protective of human health and the environment. While the site will not be enrolled in the state's Voluntary Party Liability Exemption program, RACM will follow all appropriate steps as part of the traditional cleanup program (outlined in section 292.11 of the Wisconsin Statutes). RACM has been meeting regularly with the WDNR, the regulatory agency with oversight of remediation activities, during the project. The purposes of the meetings are to discuss the project status, describe actions to be conducted, address WDNR concerns, and receive verbal and written approval for upcoming work. RACM has over 20 years of experience in environmental testing and cleanup, and is experienced in working with environmental contractors to develop QAPPs, Work Plans, Sampling Plans, and Health and Safety Plans. Please also see "Programmatic Capability" (Section V.B.5.a) for additional information on staff qualifications.

Notification of a release at this site and assignment of BRRTS numbers by the WDNR is complete, and therefore the site is subject to the requirements of Section 292.11 (3) Wisconsin Statutes (hazardous substances spill law) and Wisconsin Administrative Code chapters NR 700 through NR 750 (which establish requirements for emergency and interim actions, public information, site investigations, design and operation of remedial action systems, and case closure). RACM in coordination with qualified consultants, will adhere to a remedial action plan for the site in accordance with all applicable state statutes and Wisconsin Administrative Code chapters.

III.C.4.b Access to Adjacent Properties

Access to neighboring properties will not be needed.

III.C.5 Statutory Cost Share

RACM will be providing a 20% match in the form of \$40,000 of funds from RACM's Capital Development Fund (general obligation borrowing). This money will go towards site cleanup expenses as well as to community involvement, cleanup planning, and cleanup oversight, as delineated in the budget table in Section V.B.2.b.

RACM is not requesting a Hardship Waiver.

III.C.6 Community Notification

RACM published a newspaper notice in the Daily Reporter on November 5 and 12, 2015 notifying the public of the intent to apply for EPA Brownfield Grants, of the availability of the draft Analysis of Brownfield Cleanup Alternatives (ABCA), and of the opportunity to comment on the applications and the ABCAs. This notification was posted more than two weeks prior to the grant submittal due date of December 18, 2015. The notification also informed the public that RACM would be holding a public hearing on November 19, 2015 where the community was welcomed to submit comments. The public hearing was held as part of a regularly scheduled RACM Board meeting. This venue was chosen because the board meetings are traditionally better attended than meetings focused only on the grant proposals. No comments were received at the meeting or during the public comment period. Attachment E includes a copy of the draft ABCA. Attachment F includes documentation of community notification, including a copy of the ad in the Daily Reporter and meeting notes.

Attachment B

Documentation of Applicant Eligibility

velopment plan", "urban renewal plan", "redevelopment or urban renewal plan", "project area plan" or "redevelopment and urban renewal plan", either one of which means the redevelopment plan of the project area prepared and approved as provided in sub. (6). These undertakings and activities include all of the following:

1. Acquisition of all or a portion of a blighted area.
2. Demolition and removal of buildings and improvements.
3. Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out in the project area the objectives of this section in accordance with the redevelopment plan.
4. Disposition of any property acquired in the project area, including sale, initial leasing or retention by the authority itself, at its fair value for uses in accordance with the redevelopment plan.
5. Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the redevelopment plan.

6. Acquisition of any other real property in the project area where necessary to eliminate unhealthful, insanitary or unsafe conditions, lessen density, eliminate obsolete or other uses detrimental to the public welfare, or otherwise to remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities.

7. Studying the feasibility of and initial design for an arts incubator, developing and operating an arts incubator and applying for a grant or loan under s. 44.60 in connection with an arts incubator.

8. Studying the feasibility of an initial design for a technology-based incubator, developing and operating a technology-based incubator and applying for a grant under s. 560.14 (3) in connection with a technology-based incubator.

(e) "Bonds" means any bonds, including refunding bonds; notes; interim certificates; certificates of indebtedness; debentures; or other obligations.

(g) "Local legislative body" means the board of alderpersons, common council, council, commission or other board or body vested by the charter of the city or other law with jurisdiction to enact ordinances or local laws.

(h) "Project area" means a blighted area which the local legislative body declares to be in need of a blight elimination, slum clearance and urban renewal project.

(i) "Public body" means the state or any city, county, town, village, town board, commission, authority, district, or any other subdivision or public body of the state.

(j) "Real property" includes all lands, together with improvements and fixtures, and property of any nature appurtenant to the lands, or used in connection with the lands, and every estate, interest, right and use, legal or equitable, in the lands, including terms for years and liens by way of judgment, mortgage or otherwise.

(t) "Technology-based incubator" has the meaning given in s. 560.14 (1) (h).

(3) REDEVELOPMENT AUTHORITY. (a) 1. It is found and declared that a redevelopment authority, functioning within a city in which there exists blighted areas, constitutes a more effective and efficient means for preventing and eliminating blighted areas in the city and preventing the recurrence of blighted areas. Therefore, there is created in every city with a blighted area a redevelopment authority, to be known as the "redevelopment authority of the city of". An authority is created for the purpose of carrying out blight elimination, slum clearance, and urban renewal programs and projects as set forth in this section, together with all powers necessary or incidental to effect adequate and comprehensive blight elimination, slum clearance and urban renewal programs and projects.

2. An authority may transact business and exercise any of the powers granted to it in this section following the adoption by the local legislative body of a resolution declaring in substance that

there exists within the city a need for blight elimination, slum clearance and urban renewal programs and projects.

3. Upon the adoption of the resolution by the local legislative body by a two-thirds vote of its members present, a certified copy of the resolution shall be transmitted to the mayor or other head of the city government. Upon receiving the certified copy of the resolution, the mayor or other head of the city government shall, with the confirmation of four-fifths of the local legislative body, appoint 7 residents of the city as commissioners of the authority.

4. The powers of the authority are vested in the commissioners.

5. In making appointments of commissioners, the appointing power shall give due consideration to the general interest of the appointee in a redevelopment, slum clearance or urban renewal program and shall, insofar as is possible, designate representatives from the general public, labor, industry, finance or business group, and civic organizations. Appointees shall have sufficient ability and experience in related fields, especially in the fields of finance and management, to assure efficiency in the redevelopment program, its planning and direction. One of the 7 commissioners shall be a member of the local legislative body. No more than 2 of the commissioners may be officers of the city in which the authority is created.

6. Commissioners shall receive their actual and necessary expenses, including local traveling expenses incurred in the discharge of their duties.

(b) The commissioners who are first appointed shall be designated by the appointing power to serve for the following terms: 2 for one year, 2 for 2 years, one for 3 years, one for 4 years, and one for 5 years, from the date of their appointment. After the first appointments, the term of office is 5 years. A commissioner holds office until a successor is appointed and qualified. Removal of a commissioner is governed by s. 66.1201. Vacancies and new appointments are filled in the manner provided in par. (a).

(c) The filing of a certified copy of the resolution adopted under par. (a) with the city clerk is prima facie evidence of the authority's right to proceed, and the resolution is not subject to challenge because of any technicality. In any suit, action or proceeding commenced against the authority, a certified copy of the resolution is conclusive evidence that the authority is established and authorized to transact business and exercise its powers under this section.

(d) Following the adoption of a resolution, under par. (a), a city is precluded from exercising the powers provided in s. 66.1331 (4), and the authority may proceed to carry on the blight elimination, slum clearance and urban renewal projects in the city, except that the city is not precluded from applying, accepting and contracting for federal grants, advances and loans under the housing and community development act of 1974 (P.L. 93-383).

(e) 1. An authority has no power in connection with any public housing project.

2. Persons otherwise entitled to any right, benefit, facility or privilege under this section may not be denied the right, benefit, facility or privilege in any manner for any purpose nor be discriminated against because of sex, race, color, creed, sexual orientation or national origin.

(f) An authority is an independent, separate and distinct public body and a body corporate and politic, exercising public powers determined to be necessary by the state to protect and promote the health, safety and morals of its residents, and may take title to real and personal property in its own name. The authority may proceed with the acquisition of property by eminent domain under ch. 32, or any other law relating specifically to eminent domain procedures of redevelopment authorities.

(g) An authority may employ personnel as required to perform its duties and responsibilities under civil service. The authority may appoint an executive director whose qualifications are determined by the authority. The director shall act as secretary of the authority and has the duties, powers and responsibilities delegated

by the authority. All of the employees, including the director of the authority, may participate in the same pension system, health and life insurance programs and deferred compensation programs provided for city employees and are eligible for any other benefits provided to city employees.

(5) **POWERS OF REDEVELOPMENT AUTHORITIES.** (a) An authority may exercise all powers necessary or incidental to carry out and effectuate the purposes of this section, including the power to do all of the following:

1. Prepare redevelopment plans and urban renewal plans and undertake and carry out redevelopment and urban renewal projects within the corporate limits of the city in which it functions.

2. Enter into any contracts determined by the authority to be necessary to effectuate the purposes of this section. All contracts, other than those for personal or professional services, in excess of \$25,000 are subject to bid and shall be awarded to the lowest qualified and competent bidder. The authority may reject any bid required under this paragraph. The authority shall advertise for bids by a class 2 notice, under ch. 985, published in the city in which the project is to be developed. If the estimated cost of a contract, other than a contract for personal or professional services, is between \$3,000 and \$25,000, the authority shall give a class 2 notice, under ch. 985, of the proposed work before the contract is entered into.

3. Within the boundaries of the city, acquire by purchase, lease, eminent domain, or otherwise, any real or personal property or any interest in the property, together with any improvements on the property, necessary or incidental to a redevelopment or urban renewal project; hold, improve, clear or prepare for redevelopment or urban renewal any of the property; sell, lease, subdivide, retain or make available the property for the city's use; mortgage or otherwise encumber or dispose of any of the property or any interest in the property; enter into contracts with redevelopers of property containing covenants, restrictions and conditions regarding the use of the property in accordance with a redevelopment or urban renewal plan, and other covenants, restrictions and conditions that the authority considers necessary to prevent a recurrence of blighted areas or to effectuate the purposes of this section; make any restrictions, conditions or covenants running with the land and provide appropriate remedies for their breach; arrange or contract for the furnishing of services, privileges, works or facilities for, or in connection with a project; temporarily operate and maintain real property acquired by it in a project area for or in connection with a project pending the disposition of the property for uses and purposes that may be deemed desirable even though not in conformity with the redevelopment plan for the area; within the boundaries of the city, enter into any building or property in any project area in order to make inspections, surveys, appraisals, soundings or test borings, and obtain a court order for this purpose if entry is denied or resisted; own and hold property and insure or provide for the insurance of any real or personal property or any of its operations against any risks or hazards, including paying premiums on any insurance; invest any project funds held in reserves or sinking funds or the funds not required for immediate disbursement in property or securities in which savings banks may legally invest funds subject to their control; redeem its bonds issued under this section at the redemption price established in the bonds or purchase the bonds at less than redemption price, all bonds so redeemed or purchased to be canceled; develop, test and report methods and techniques, and carry out demonstrations and other activities, for the prevention and elimination of slums and blight; and disseminate blight elimination, slum clearance and urban renewal information.

4. a. Borrow money and issue bonds; execute notes, debentures, and other forms of indebtedness; apply for and accept advances, loans, grants, contributions, and any other form of financial assistance from the city in which it functions, from the federal government, the state, county, or other public body, or from any sources, public or private for the purposes of this section, and give such security as may be required and enter into and carry

out contracts or agreements in connection with the security; and include in any contract for financial assistance with the federal government for or with respect to blight elimination and slum clearance and urban renewal such conditions imposed pursuant to federal laws as the authority considers reasonable and appropriate and that are not inconsistent with the purposes of this section.

b. Any debt or obligation of the authority is not the debt or obligation of the city, county, state or any other governmental authority other than the redevelopment authority itself.

c. Issue bonds to finance its activities under this section, including the payment of principal and interest upon any advances for surveys and plans, and issue refunding bonds for the payment or retirement of bonds previously issued by it. Bonds shall be made payable, as to both principal and interest, solely from the income, proceeds, revenues, and funds of the authority derived from or held in connection with its undertaking and carrying out of projects or activities under this section. Payment of the bonds, both as to principal and interest, may be further secured by a pledge of any loan, grant or contribution from the federal government or other source, in aid of any projects or activities of the authority under this section, and by a mortgage of all or a part of the projects or activities. Bonds issued under this section are not an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction of the state, city or of any public body other than the authority issuing the bonds, and are not subject to any other law or charter relating to the authorization, issuance or sale of bonds. Bonds issued under this section are declared to be issued for an essential public and governmental purpose and, together with interest and income, are exempt from all taxes. Bonds issued under this section shall be authorized by resolution of the authority, may be issued in one or more series and shall bear a date, be payable upon demand or mature at a time, bear interest at a rate, be in a denomination, be in a form either with or without coupon or registered, carry conversion or registration privileges, have rank or priority, be payable in a medium of payment, at a place, and be subject to terms of redemption, with or without premium, be secured in a manner, and have other characteristics, as provided by the resolution, trust indenture or mortgage issued pursuant to the transaction. Bonds issued under this section shall be executed as provided in s. 67.08 (1) and may be registered under s. 67.09. The bonds may be sold or exchanged at public sale or by private negotiation with bond underwriters as the authority provides. The bonds may be sold or exchanged at any price that the authority determines. If sold or exchanged at public sale, the sale shall be held after a class 2 notice, under ch. 985, published before the sale in a newspaper having general circulation in the city and in any other medium of publication that the authority determines. Bonds may be sold to the federal government at private sale, without publication of any notice, at not less than par, and, if less than all of the authorized principal amount of the bonds is sold to the federal government, the balance may be sold at private sale at not less than par at an interest cost to the authority that does not exceed the interest cost to the authority of the portion of the bonds sold to the federal government. Any provision of law to the contrary notwithstanding, any bonds issued under this section are fully negotiable. In any suit, action or proceeding involving the validity or enforceability of any bond issued under this section or the security for any bond, any bond reciting in substance that it has been issued by the authority in connection with a project or activity under this section is deemed to have been issued for that purpose and the project or activity is deemed to have been planned, located and carried out in accordance with this section.

5. Establish a procedure for preservation of the records of the authority by the use of microfilm, another reproductive device, optical imaging or electronic formatting, if authorized under s. 19.21 (4) (c). The procedure shall assure that copies of the records that are open to public inspection continue to be available to members of the public requesting them. A photographic reproduction of a record or copy of a record generated from optical disk or electronic storage is deemed the same as an original record for all pur-

poses if it meets the applicable standards established in ss. 16.61 and 16.612.

6. Authorize the chairperson of the authority or the vice chairperson in the absence of the chairperson, selected by vote of the commissioners, and the executive director or the assistant director in the absence of the executive director to execute on behalf of the authority all contracts, notes and other forms of obligation when authorized by at least 4 of the commissioners of the authority to do so.

7. Commence actions in its own name. The authority shall be sued in the name of the authority. The authority shall have an official seal.

8. Exercise other powers that may be required or necessary to effectuate the purposes of this section.

9. Exercise any powers of a housing authority under s. 66.1201 if done in concert with a housing authority under a contract under s. 66.0301.

(b) 1. Condemnation proceedings for the acquisition of real property necessary or incidental to a redevelopment project shall be conducted in accordance with ch. 32, or any other law relating specifically to eminent domain procedures of redevelopment authorities.

3. Where a public hearing has been held with respect to a project area under this section the authority may proceed with such project and the redevelopment plan by following the procedure set forth in ch. 32. Any owner of property who has filed objections to the plan as provided under sub. (6) may be entitled to a remedy as determined by s. 32.06 (5).

4. The authority may acquire by purchase real property within any area designated for urban renewal or redevelopment purposes under this section before the approval of either the redevelopment or urban renewal plans or before any modification of the plan if approval of the acquisition is granted by the local governing body. If real property is acquired, the authority may demolish or remove structures with the approval of the local governing body. If acquired real property is not made part of the urban renewal project the authority shall bear any loss that may arise as a result of the acquisition, demolition or removal of structures acquired under this section. If the local legislative body has given its approval to the acquisition of real property that is not made a part of the urban renewal project, it shall reimburse the authority for any loss sustained as provided for in this subsection. Any real property acquired in a redevelopment or in an urban renewal area under this subsection may be disposed of under this section if the local governing body has approved the acquisition of the property for the project.

(c) 1. Notwithstanding sub. (6), the authority of a 1st class city may acquire any property determined by the authority to be blighted property without designating a boundary or adopting a redevelopment plan. The authority may not acquire property under this subdivision without the approval of the local legislative body of the city in which the authority is located.

1g. Notwithstanding sub. (6), the authority of any 2nd, 3rd or 4th class city may acquire blighted property without designating a boundary or adopting a redevelopment plan, if all of the following occur:

a. The authority obtains advance approval for the acquisition by at least a two-thirds vote of the members of the local legislative body in which the authority is located.

b. The two-thirds approval in subd. 1g. a. shall be by resolution and the resolution shall contain a finding of the local legislative body that a comprehensive redevelopment plan is not necessary to determine the need for the acquisition, the uses of the property after acquisition and the relation of the acquisition to other property redevelopment by the authority.

1r. Condemnation proceedings for the acquisition of blighted property shall be conducted under ch. 32 or under any other law relating specifically to eminent domain procedures of authorities. The authority may hold, clear, construct, manage, improve or dis-

pose of the blighted property, for the purpose of eliminating its status as blighted property. Notwithstanding sub. (9), the authority may dispose of the blighted property in any manner. The authority may assist private acquisition, improvement and development of blighted property for the purpose of eliminating its status as blighted property, and for that purpose the authority has all of the duties, rights, powers and privileges given to the authority under this section, as if it had acquired the blighted property.

2. Before acquiring blighted property under subd. 1. or 1g., the authority shall hold a public hearing to determine if the property is blighted property. Notice of the hearing, describing the time, date, place and purpose of the hearing and generally identifying the property involved, shall be given to each owner of the property, at least 20 days before the date set for the hearing, by certified mail with return receipt requested. If the notice cannot be delivered by certified mail with return receipt requested, or if the notice is returned undelivered, notice may be given by posting the notice at least 10 days before the date of hearing on any structure located on the property which is the subject of the notice. If the property which is the subject of the notice consists of vacant land, a notice may be posted in some suitable and conspicuous place on that property. For the purpose of ascertaining the name of the owner or owners of record of property which is subject to a public hearing under this subdivision, the records of the register of deeds of the county in which the property is located, as of the date of the notice required under this subdivision, are conclusive. An affidavit of mailing or posting the notice which is filed as a part of the records of the authority is prima facie evidence of that notice. In the hearing under this subdivision, all interested parties may express their views on the authority's proposed determination, but the hearing is only for informational purposes. Any technical omission or error in the procedure under this subdivision does not invalidate the designation or subsequent acquisition. If any owner of property subject to the authority's determination that the property is blighted property objects to that determination or to the authority's acquisition of that property, that owner shall file a written statement of and reasons for the objections with the authority before, at the time of, or within 15 days after the public hearing under this subdivision. The statement shall contain the mailing address of the person filing the statement and be signed by or on behalf of that person. The filing of that statement is a condition precedent to the commencement of an action to contest the authority's actions under this paragraph.

(5m) BONDS TO FINANCE MORTGAGE LOANS ON OWNER-OCCUPIED DWELLINGS. (a) Subject to par. (b), an authority may issue bonds to finance mortgage loans on owner-occupied dwellings. Bonds issued under this paragraph may be sold at a private sale at a price determined by the authority.

(b) The redevelopment authority shall submit the resolution authorizing the issuance of bonds under par. (a) to the common council for review. If the common council disapproves the resolution within 45 days after its submission, no bonds may be issued under the authority of the resolution.

(c) The redevelopment authority may:

1. Issue mortgage loans for the rehabilitation, purchase or construction of any owner-occupied dwelling in the city.

2. Issue loans to any lending institution within the city which agrees to make mortgage loans for the rehabilitation, purchase or construction of any owner-occupied dwelling in the city.

3. Purchase loans agreed to be made under subd. 2.

(5r) FINANCING OF CERTAIN SCHOOL FACILITIES. (a) *Legislative declaration.* The legislature determines that the development of new public schools will help alleviate the substandard conditions described in sub. (2) and will promote the sound growth and economic development of cities and enhance the education of youth in neighborhood settings. The legislature determines that the social and economic problems sought to be addressed are particularly acute in more densely populated areas. The legislature desires to make certain financing and economic tools available in

violation by Class "B" licensee, Neil Nelson, 1326 W. State Street. (Page 590).

FILE NUMBER 58-884

Communication from the Police Dept. relative to violation by Class "B" licensee Joseph Vesnefsky. (Page 651).

by recommending that they be placed on file.

Report adopted and matters ordered on file.

ALD. RAHN—

From the Joint Committee on Buildings-Grounds-Harbors and Judiciary-Legislation, reported upon:

FILE NUMBER 58-439-b

Communication from the Mayor's office relative to proposed bill prepared by the committee on ports and navigation of the Wisconsin Legislative Council. (Page 579.)

by recommending the adoption of the following resolution:

FILE NUMBER 58-439-b

Resolved, By the Common Council of the City of Milwaukee, that His Honor the Mayor, the Chairman of the Committees on Buildings-Grounds-Harbors and Judiciary-Legislation are hereby authorized and directed to appoint a special committee to attend public hearings in Sheboygan, Wis. on June 30, 1958, and in Superior, Wis. on August 4, 1958 to gain support in opposition to the proposed legislative bill prepared by the Committee on Ports and Navigation of the Wisconsin Legislative Council; and be it

Further Resolved, That a statement of policy, in writing, is to be prepared for said committee.

Adopted.

ALD. RAHN—

From the Joint Committee on Buildings-Grounds-Harbors and Finance-Printing presented a report, in favor of adopting the following resolution, viz.:

FILE NUMBER 58-901

Resolution relating to conference with the Chicago Regional Office of Urban Renewal for the purpose of effecting transfers of projects to new redevelopment authority when created.

Adopted.

ALD. RAHN—

From the Joint Committee on Buildings-Grounds-Harbors and Finance-Printing, reported upon:

FILE NUMBER 58-902

Resolution declaring the existence of need for blight

elimination, slum clearance, and urban renewal programs and projects within city.

by recommending the adoption of the following substitute resolution, viz.:

FILE NUMBER 58-902

Resolution declaring the existence of need for blight elimination, slum clearance, and urban renewal programs and projects within city.

Whereas, The Wisconsin Legislature has enacted Chapter 3, Laws of 1958 (Special Session), relating to the creation of a separate redevelopment authority; and

Whereas, It is required under the provisions of such legislation that the Common Council of the City of Milwaukee by adoption of a resolution by a two-thirds vote of its members present declare that there exists within the City of Milwaukee a need for blight elimination, slum clearance, and urban renewal programs and projects; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that it hereby declares, finds, and determines that there exists within the City of Milwaukee a need for blight elimination, slum clearance and urban renewal programs and projects in accordance with the provisions of the aforementioned legislation.

ALD. QUIRK moved separate action on the foregoing matter. *The motion prevailed.*

ALD. QUIRK moved that the Common Council do now resolve itself into a Committee of the Whole for the purpose of hearing from Mr. Harry G. Slater, Deputy City Attorney, relative to the foregoing matter. *The motion prevailed.*

**ALD. HEIDEN IN THE CHAIR
PROCEEDINGS OF THE COMMITTEE
OF THE WHOLE**

Mr. Slater appeared and addressed the Committee relative to the foregoing matter.

ALD. MEYERS moved that the Committee of the Whole do now rise. *The motion prevailed.*

PRESIDENT SCHREIBER IN THE CHAIR

ALD. HEIDEN from the Committee of the Whole reported that the Committee met and heard from Mr. Harry G. Slater relative to File Number 58-902.

Report accepted and ordered on file.

The report of the Committee was thereupon accepted and the foregoing resolution, as substituted, adopted by the following vote:

Ayes:—Ald. Budzien, Collins, Hass, Heiden, Hoff-

mann, Kelly, Kroenke, Kujawa, Landowski, Mortier, Nowakowski, Phillips, Rahn, Schimenz, Schmit, Whittow Zillman and the President—18.

Noes:—Ald. Meyers and Quirk—2.

ALD. RAHN—

From the Joint Committee on Buildings-Grounds-Harbors and Finance-Printing, reported upon:

FILE NUMBER 58-903

Resolution relating to a study by an appropriate committee concerning the method by which a staff handles slum clearance and Urban Renewal Projects in several cities.

by recommending the adoption of the following substitute resolution, viz.:

FILE NUMBER 58-903

Resolution relating to a study by an appropriate committee concerning the method by which a staff handles slum clearance and Urban Renewal Projects in several cities.

Whereas, The Legislature has recently enacted a new Urban Renewal Legislation which establishes a redevelopment authority for the purpose of carrying on slum clearance and Urban Renewal Projects; and

Whereas, It is imperative that a study be made concerning the type of staff and the manner in which such staff shall be constituted to effect a constructive Urban Renewal Program; and

Whereas, The cities of Cleveland, St. Louis and Chicago each have a different type of staff organization with respect to carrying on slum clearance and Urban Renewal in their midst; and

Whereas, The cities of Cleveland, St. Louis and Chicago are appropriate cities to be studied in connection with their slum clearance and Urban Renewal Projects and the manner in which their administration staffs handle matters pertaining to slum clearance and Urban Renewal; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the following persons be authorized to visit the cities of St. Louis, Missouri; Philadelphia, Pennsylvania; and Baltimore, Maryland; for the purpose of making a study with respect to the type of staff employed in each of such cities for the purpose of handling slum clearance and Urban Renewal Projects in such respective cities; The President of the Common Council, the Chairman of the Finance-Printing Committee, the Chairman of the Buildings-Grounds-Harbors Committee, the Chairman of the Urban Renewal Committee, the Deputy City Attorney, Mr. Clarence Beernink, and such members of the Buildings-Grounds-Harbors Com-

mittee of the Common Council as signify their intention to make the study by informing the President of the Common Council of that fact; and be it

Further Resolved, That such committee shall prepare a report as soon as they have completed such study by visiting such cities and submit the same to the Common Council; and be it

Further Resolved, That for the purpose of carrying on such study as hereinbefore set forth and to cover travel and other related expenses of the persons above named who are authorized to make such study, there is hereby appropriated out of Fund Account No. 9862-955 Project No. 8733 a sum not to exceed \$250 per person authorized to visit the cities above set forth in this resolution.

Substitute accepted and substitute resolution adopted.

ALD. RAHN—

From the Joint Committee on Buildings-Grounds-Harbors and Finance-Printing reported upon:

FILE NUMBER 58-760

Resolution authorizing consultation with bond counsel relative to proposed urban redevelopment legislation. (Page 604.)

by recommending that it be placed on file.

ALD. RAHN—

Adopted.

From the Joint Committee on Buildings-Grounds-Harbors and Finance-Printing reported upon:

FILE NUMBER 58-904

Resolution providing for selection of membership under the Urban Redevelopment Authority's law.

by recommending that it be indefinitely postponed.

ALD. RAHN—

Adopted.

From the Committee on Buildings-Grounds-Harbors presented reports, in favor of adopting the following resolutions, viz.:

FILE NUMBER 58-300

Resolution directing the Board of Public Land Commissioners to collaborate with the County Park Commission in preparing plans for the development of the southern extension of Lincoln Memorial Drive between E. Russell Avenue and the south city limits. (Page 269.)

Adopted.

FILE NUMBER 58-447

Resolution relating to the request of Approved Homes, Inc. and Clinton R. Taplin to divide Lot 9, Block 3, Alger Subdivision in the southeast ¼ of Section 15, Town 6 north, Range 21 east, in the City of Milwaukee. (Page 384.)

Adopted.

Attachment C

Letter from State Environmental Authority



November 24, 2015

David P. Misky, Assistant Executive Director - Secretary
Redevelopment Authority of the City of Milwaukee
809 North Broadway, 2nd Floor
Milwaukee, WI 53202

Subject: State Acknowledgement Letter for the City of Milwaukee's three \$200,000 Brownfields Cleanup Grant Applications

Dear Mr. Misky:

Dave
The Wisconsin Department of Natural Resources (DNR) acknowledges and supports the application of the City of Milwaukee for U.S. Environmental Protection Agency Brownfield Grant cleanup funds identified above at three different sites.

The Wisconsin DNR is fully committed to a collaborative partnership with the City of Milwaukee, and will support your brownfield assessment and remediation efforts in many ways, including:

- The Wisconsin DNR can identify key state and federal contacts for your specific project and coordinate Green Team meetings with these individuals, in your community, to answer questions and discuss local plans, options and best practices.
- The Wisconsin DNR can assist you in identifying and obtaining additional financial assistance from state-managed grant and loan programs.

Obtaining EPA funding for these grant applications is consistent with community needs, vital to the local economy and will help bring needed improvements to the quality of life for residents. Federal funding will also help initiate cleanup activities, create jobs and leverage local investments in brownfield redevelopment.

Sincerely,

Darsi Foss

Darsi Foss, Director
Bureau for Remediation and Redevelopment
Wisconsin Department of Natural Resources

Copy: Margaret Brunette – DNR SER

Attachment D

State Eligibility Determination Letter



December 10, 2015

Mr. Mathew Reimer
Redevelopment Authority of the City of Milwaukee
809 N Broadway
Milwaukee, WI 53202

Subject: State Eligibility Determination for Federal Petroleum Cleanup Grant
2537 W. Hopkins Street & 3424 N. 27th Street, Milwaukee, Wisconsin

Dear Mr. Reimer:

This letter provides a state determination of eligibility for petroleum cleanup at the above two properties in the City of Milwaukee. This request was made by the Redevelopment Authority of the City of Milwaukee (RACM) for their site-specific petroleum substance cleanup proposal for the FY2016 EPA Brownfields Assessment, Revolving Loan Fund and Cleanup Grant competition. If funds are awarded, this letter will stand as the states determination, unless changes have occurred in site ownership or usage. This letter serves as the eligibility determination for each property since they have similar histories.

History and Ownership

These vacant properties located at 2537 W. Hopkins Street & 3424 N. 27th Street are currently owned by RACM. RACM acquired the sites via negotiated purchase on December 15, 2009. The immediate past owner of the site was Milwaukee Industrial Trade Center, LLC.

The properties had various residential and commercial uses (including filling station and auto repair) and well as parking. These properties became part of the large former A.O. Smith Corporation/Tower Automotive complex in the 1980s when the properties were bought by A.O. Smith Corporation. In 1997, Tower Automotive acquired the business and operated it until 2005, when the company filed for bankruptcy. Milwaukee Industrial Trade Corporation acquired the site in 2005 and worked to scrap and recycle as much of all the properties as possible however it appears A.O. Smith/ Tower used this for parking. The site is located in the 30th Street Industrial Corridor, a five-mile long stretch of historically industrial properties adjacent to an active rail line.

Contaminant Information

Based upon Phase II environmental assessment data, this site is primarily known to be contaminated with petroleum compounds in part from the historic tanks from the filling station.

Using EPA's FY2016 Proposal Guidelines for Brownfields Cleanup Grants, the Department has made the following determination regarding petroleum cleanup at 2537 W. Hopkins Street & 3424 N. 27th Street, Milwaukee, Wisconsin:

- The site meets the federal definition of a brownfield.

- There are no viable responsible parties based on the criteria in EPA's FY2016 Proposal Guidelines for Brownfields Cleanup Grants. There is no information leading the Department to believe that the current or immediate past owner (RACM and Milwaukee Industrial Trade Corporation)- (1) dispensed or disposed of petroleum or petroleum product, or exacerbated the existing petroleum contamination at the site; (2) owned the site when any dispensing or disposal of petroleum (by others) took place; and (3) did not take reasonable steps with regard to the contamination at the site. Additionally, there is no known viable responsible party under the federal guidelines, i.e. another party who is subject to either a judgment in a court of law or an administrative order issued by an administrative body that would require that party to assess, investigate, or clean up the site. There is no filed environmental enforcement action brought by federal or state authorities regarding this site, and it is not subject to any known citizen suit, that would, if successful, require a responsible party that is financially capable of satisfying obligations under federal or state law to assess investigate or clean up the site.
- The applicant, RACM, did not dispense or dispose of petroleum or petroleum product, or exacerbate the existing contamination at the site. Also, RACM took reasonable steps with regard to the contamination at the site.
- Potential petroleum contamination would be of "relatively low risk" based on the criteria in EPA's FY2016 Proposal Guidelines for Brownfields Cleanup Grants. LUST trust fund monies are currently being spent at this site. Due to the limitations of the LUST Trust Fund dollars and the need for additional petroleum funding, RACM is requesting a property-specific determination and has attached supporting documentation to their proposal.
- The property is not subject to a corrective action order under the Resource Conservation and Recover Act (RCRA) Sec. 9003(h).

Therefore, we believe that there are no obstacles to RACM's plan to cleanup this property using EPA FY2016 petroleum substance cleanup funding if the funds are awarded. Please contact me at 608-261-4927 if you have any questions.

Sincerely,



Michael Prager
Remediation and Redevelopment Program
Department of Natural Resources

cc: Margaret Brunette, DNR SER

Attachment E

Draft Analysis of Brownfield Cleanup Alternatives
(ABCA)

DRAFT
November 19, 2015
Analysis of Brownfield Cleanup Alternatives for
27th & Townsend

Introduction and Background

The Redevelopment Authority of the City of Milwaukee (RACM) is applying for a \$200,000 Cleanup Grant from the Environmental Protection Agency for the purposes of remediating petroleum related contamination at the 27th & Townsend site, which is comprised of two adjacent parcels: 3424 North 27th Street and 2537 West Hopkins Street. RACM would provide a minimum of a 20% (or \$40,000) match. This Analysis of Brownfield Cleanup Alternatives (ABCA) is provided to outline three alternatives evaluated during the cleanup and planning processes for the 27th & Townsend project.

27th & Townsend was formerly occupied by both residential and commercial buildings including two automotive filling/service stations, as well as a parking lot. In the early 1970s, the buildings on the site were demolished and by 1980, the site was converted to a paved parking lot. The site was owned by various owners until 1983 when it was purchased by A.O. Smith Corporation. In 1997, Tower Automotive acquired the site and owned it until 2005 when the company filed for bankruptcy. Milwaukee Industrial Trade Center acquired the property in 2006 as part of its purchase of the entire Tower Automotive property (a large 76-acre “core” parcel on the west side of West Hopkins Street and nine smaller “outlot” parcels along the east side of West Hopkins Street). MITC’s primary activities at the core site consisted of salvaging equipment and recyclable materials. However, the outlot properties, including 27th & Townsend site, were not utilized during this time.

RACM purchased the property from MITC in December 2009. Since that time, environmental investigation and remediation activities have been ongoing. The Century City core site is undergoing a transformation into a modern business park that will revitalize the neighborhood and surrounding communities. The outlot sites are envisioned as supporting land uses including new residential developments, mixed uses, and green space. The 27th & Townsend site, in particular, is currently envisioned as an ideal location for a mixed use redevelopment that could include commercial, office, and/or residential, as well as functional green space for stormwater management.

The subject site likely became contaminated as a result of its past automotive service station uses. An AAI Phase I Environmental Site Assessment was completed for the nine outlot properties, including 3424 N 27th St and 2537 W Hopkins St, in January 2007. In November 2009, the Phase I was updated for the seven outlots that still remained in MITC ownership. Following the completion of the Phase I ESA, Phase II site assessment activities were conducted in 2009 through 2012, which have identified numerous soil impacts related to the past automotive uses. In the direct vicinity of the former service station, the site assessment activities found petroleum volatile organic compounds (PVOCs), polynuclear aromatic hydrocarbons

(PAHs), and low levels of various metals. Eight PAH compounds exceed direct contact levels for residential soil with concentrations ranging up to 12,100 µg/kg. The presence of the PVOCs create a vapor intrusion pathway of concern. Detected metals include arsenic, chromium, lead, and selenium, however levels are relatively low, with some being typical of naturally occurring background concentrations. PAHs and metals are also found at varying levels widespread across the site, likely the result of spills related to the past automotive servicing. The WDNR has reviewed the site assessment reports and concurs that the extent of soil contamination has been defined.

Applicable Regulations and Cleanup Standards

Notification of a release and assignment of BRRTS numbers by the Southeast Region of the Wisconsin Department of Natural Resources (WDNR) is complete, and therefore the site is subject to the requirements of Section 292.11 (3) Wisconsin Statutes (hazardous substances spill law) and Wisconsin Administrative Code chapters NR 700 through NR 749 (which establish requirements for emergency and interim actions, public information, site investigations, design and operation of remedial action systems, and case closure). RACM, in coordination with qualified consultants, has completed site assessment reports and will, in the future, complete a Remedial Action Plan for the site in accordance with all applicable state statutes and WAC chapters. The Remedial Action Plan will be submitted to WDNR for comment and approval prior to cleanup and will form the basis for the cleanup activities.

Cleanup at the site will continue to be monitored by staff at the WDNR. Cleanup will be targeted to meet relevant industrial standards set forth in Wisconsin Administrative Code (WAC) chapter NR 720 (Soil Cleanup Standards) and WAC chapter NR 746 (Risk screening and closure criteria for petroleum product contaminated sites, and agency roles and responsibilities).

Evaluation of Cleanup Alternatives

This section identifies various remediation alternatives that could be used to address the environmental contamination issues at the 27th & Townsend site. The “No Action Alternative” is used as the baseline against which the other alternatives are analyzed.

The following broad categories of evaluation criteria were considered in assembling remediation alternatives at the site: effectiveness, implementability, cost, impact of potential future climate changes to the remedy, and environmental benefits associated with sustainability factors.

Alternative One – No Action

With this alternative, RACM would take no action to remediate the subject site, other than to repair the current parking lot.

1. **Effectiveness** – This alternative would not be effective at reducing the toxicity, mobility, or volume of contamination and would leave contaminated soil in place and prohibit future redevelopment projects. Risks associated with contaminated soil would continue to

persist. This alternative would not take action to protect public health, safety, and welfare and the environment.

2. Implementability – This alternative is implementable.
3. Cost – This alternative would have no direct capital costs, although indirect costs of the no action alternative will include a continued blighting influence on surrounding properties which would be manifested in lower property values and a decreased tax base. Minimal ongoing maintenance costs would be incurred.
4. Impact of potential climate changes – The United States Global Change Research Program finds that the Midwest region will likely see future climate changes that include an overall increase in winter and summer temperatures, increasing numbers of hot days, and an increasing numbers of wet days. Climate change impacts to the No Action Alternative are expected to be minimal as the site is not near a coastline or in a floodplain. It is possible that increased temperatures and precipitation could have an adverse effect on the state of repair of the parking lot.
5. Environmental benefits – This alternative presents an environmental benefit in that greenhouse gas discharges would not be increased, energy consumption would be minimal, and the volume of waste material taken to the landfill would be low.

Alternative Two – Institutional and Engineering Controls

With this alternative, the contractor would address contamination by managing contaminated soil on-site and registering the site in the WDNR's GIS Registry for residual soil and/or groundwater contamination, as well as install a cap or barrier at the site to prevent direct contact with contaminated soil.

1. Effectiveness – This alternative could be effective in preventing direct contact issues, however the source contaminant mass would not be addressed and soil contamination would remain at the site. The vapor intrusion pathway in the vicinity of the PVOC areas would remain a concern and the redevelopment potential of the site would be limited.
2. Implementability – This alternative is implementable.
3. Cost – The cost to implement this alternative would likely be incurred by the developer during site development and therefore depends on a specific development plan.
4. Impact of potential climate changes – The United States Global Change Research Program finds that the Midwest region will likely see future climate changes that include an overall increase in winter and summer temperatures, increasing numbers of hot days, and an increasing numbers of wet days. Climate change impacts to the Institutional and Engineering Controls Alternative are expected to be minimal as the site is not near a coastline or in a floodplain. It is possible that increased temperatures and precipitation could have an adverse effect on an engineered barrier or cap.
5. Environmental benefits – This alternative presents an environmental benefit in that the volume of material taken to the landfill would be low; however, greenhouse gas discharges and energy consumption would be increased due to the trucking and operation of onsite equipment.

Alternative Three – Excavation with Off-Site Disposal

With this alternative, the contractor would excavate the contaminated soil and properly dispose of it in a licensed landfill.

1. Effectiveness – This alternative would be effective at reducing the toxicity, mobility, and volume of contamination and would also be protective of public health, safety, and welfare and the environment. During the remediation activities, care would need to be taken to minimize dust created by the excavation, which would be the only potentially adverse impact on public health, safety, welfare, or the environment caused due to the remediation activities.
2. Implementability – Excavation of contaminated soil is a common remedial strategy and is technically and administratively feasible in this case.
3. Cost – The estimated cost to implement this strategy is estimated to range from \$327,982 to \$654,374 depending on the depth of excavation approved by WDNR.
4. Impact of potential climate changes – The United States Global Change Research Program finds that the Midwest region will likely see future climate changes that include an overall increase in winter and summer temperatures, increasing numbers of hot days, and an increasing numbers of wet days. Climate change impacts to the Excavation with Off-Site Disposal Alternative are expected to be minimal as the site is not near a coastline or in a floodplain.
5. Environmental benefits – While excavation of contaminated soil would result in a positive environmental benefit for the site itself, it would generate material requiring off-site disposal. Additionally, greenhouse gas discharges and energy consumption would be increased due to the trucking and operation of onsite equipment, however these impacts would be limited and temporary.

Recommendation

The Remedial Alternatives were evaluated based on their effectiveness, their feasibility of implementation, and the costs of each alternative. The recommendation is a combination of Alternatives 2 and 3. Once the development plan is confirmed, RACM plans to conduct excavation with off-site disposal as the primary solution. However, depending on redevelopment interest, cost savings and environmental benefits could be realized by utilizing a proposed parking area, building(s), and/or a greenspace as a cap in conjunction with excavation and off-site disposal. As a whole, this combined alternative approach provides both the most efficient cleanup strategy and the best protection for human health and the environment.

Attachment F

Documentation of Community Notification

PROOF OF PUBLICATION

STATE OF WISCONSIN
MILWAUKEE COUNTY

} S.S.

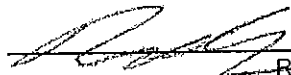
Mike Rifanburg, being the first duly sworn on oath, says that he is the Publisher of THE DAILY REPORTER, which is a public newspaper of general circulation, printed and published daily in the English language in the City of Milwaukee, in said county, and fully complying with the laws of Wisconsin, relating to the publication of legal notices; that the notice of which the printed one attached is a true copy, which was clipped from the said newspaper, was inserted and published in said newspaper on

Nov. 5, 2015 Nov. 12, 2015



Mike Rifanburg, Publisher

Sworn to me this 12th day of November 2015



Russell A. Klingaman
Notary Public, Milwaukee County, Wisconsin
My Commission Is Permanent



PROOF OF PUBLICATION

**OFFICIAL NOTICE NO. 57637
PUBLIC HEARING**

Environmental Grant Applications

Notice is hereby given that the Redevelopment Authority of the City of Milwaukee (RACM) is planning to apply for three US Environmental Protection Agency (EPA) brownfield cleanup grants on December 18, 2015. The sites currently being considered for grant applications include:

- Up to \$200,000 for hazardous cleanup at 4135 S. 6th Street;
- Up to \$200,000 for hazardous cleanup at 400 S. Layton Boulevard;
- Up to \$200,000 for petroleum and hazardous cleanup at 2537 W. Hopkins Street and 3424 N. 27th Street;
- Up to \$270,000 for petroleum and hazardous assessment at Century City Area D;
- Up to \$400,000 for community-wide petroleum and hazardous assessment; and
- Up to \$1,000,000 in Revolving Loan Funds for petroleum and hazardous cleanup.

A draft application including an Analysis of Brownfield Cleanup Alternatives (ABCA) report will be available for each of the three proposed cleanup grant properties. The ABCA summarizes the site and contamination issues, cleanup standards, applicable laws, cleanup alternatives considered and the proposed cleanup.

The public may view the draft ABCAs as well as the draft applications by contacting Dave Misky at 414-286-8682 or dmisky@milwaukee.gov or by visiting

Redevelopment Authority of the City of Milwaukee
809 N Broadway, 2nd Floor
Milwaukee, WI 53202
Contact: Dave Misky at 414-286-8682

Hours: weekdays 8:00 AM - 4:45 PM

If it is necessary to view the materials after hours, please contact Dave Misky to schedule an appointment.

The public may comment on the draft applications and draft ABCAs by sending written comments by November 19, 2015 to Dave Misky, 809 North Broadway, Milwaukee, Wisconsin 53202, or via e-mail to dmisky@milwaukee.gov, or by speaking at a public hearing that will be held during the RACM meeting on November 19, 2015 at 1:30 P.M.

at the
First Floor Board Room
809 North Broadway
Milwaukee, Wisconsin.

RACM will include comments received and staff responses in the grant applications.

10908094/11-5-12

Redevelopment Authority of the City of Milwaukee

Resolution No.: 10591
Adopted on: November 19, 2015
Aldermanic District: 7th, 8th and 13th
Project / Area: City-wide, 30th Street Industrial Corridor, Menomonee Valley, and the Green Corridor

Resolution relative to application, acceptance, and funding of brownfield grant applications to the USEPA for assessment, loan funds, and cleanup of various brownfields throughout the City of Milwaukee.

Whereas, the Redevelopment Authority of the City of Milwaukee is eligible for grant funds from the United States Environmental Protection Agency (USEPA) for assessment, loan funds, and cleanup of various brownfield sites in the city; and

Whereas, the Redevelopment Authority has identified a need for the available funding for three site specific cleanup grants for up to \$200,000 each at 2537 West Hopkins & 3424 North 27th Streets, 400 South Layton Boulevard, and 4135 South 6th Street, for up to \$400,000 for petroleum and hazardous community-wide assessment grants, for up to \$270,000 for site-specific assessment at Century City Area D, and for up to \$1,000,000 in brownfield cleanup revolving loan funds; and

Whereas, the Redevelopment Authority recognizes that the assessment, remediation and redevelopment of brownfields is an important part of protecting Wisconsin's resources and encouraging economic development in Milwaukee; and

Whereas, the Redevelopment Authority will maintain records documenting all expenditures made during the grant period; and

Whereas, to comply with federal National Environmental Policy Act (NEPA) requirements and USEPA Brownfield Cleanup Grant proposal guidelines, the Redevelopment Authority must consider the advantages and disadvantages of various remedial options, consider public comments, and choose preferred remedial options for cleanup grant proposals; and

Whereas, the Redevelopment Authority has therefore prepared a draft Analysis of Brownfield Cleanup Alternatives (ABCA) with a preliminary preferred remedial option for each of the following three cleanup grant proposals: 2537 West Hopkins & 3424 North 27th Streets, 400 South Layton Boulevard, and 4135 South 6th Street; and

Whereas, the draft ABCAs propose preliminary preferred remedial options at each of the three sites that address environmental impacts with consideration to effectiveness, implementability, cost, impacts from potential climate change factors, and environmental benefits associated with sustainability factors; and

Whereas, the draft ABCAs propose the preferred remedial option of excavation and capping at 2537 West Hopkins & 3424 North 27th Streets and 400 South Layton Boulevard, and *in situ* chemical oxidation at 4135 South 6th Street; and

Whereas, the Redevelopment Authority has made these draft ABCAs and the draft grant proposals available for public review and comment; and

Whereas, the Redevelopment Authority of the City of Milwaukee has determined that operation of the cleanup and assessment grant program from October 1, 2016 to September 30, 2019 and the revolving loan fund from October 1, 2016 to September 30, 2021 would cost approximately \$2,630,000, of which \$2,270,000 would be provided by the Grantor, \$160,000 would be provided by the Grantee as local match for the three cleanup sites, and \$200,000 would be provided through borrower match (private investment) for the revolving loan funds; and

Whereas, the Redevelopment Authority share of this Grant program, \$120,000, will come from the Redevelopment Authority General Fund, Capital Funds and other eligible local match funds, and potentially from private sources; and

Whereas, the benefits to the Redevelopment Authority from this Grant program appear to exceed the Redevelopment Authority's share of costs and other obligations to be incurred under this program; now, therefore, be it

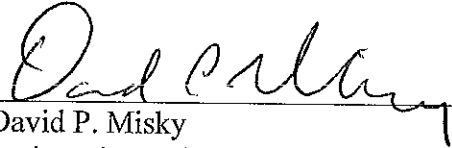
Resolved, By the Redevelopment Authority of the City of Milwaukee that application, acceptance, and implementation of said Grants from the United States Environmental Protection Agency by the Assistant Executive Director under the terms specified above, is authorized; and be it

Further Resolved, that the proper officers of the Redevelopment Authority be and hereby are authorized and directed to enter into an agreement and/or other documents deemed necessary and agreed to by the Assistant Executive Director in order to implement the remedial action option.

CERTIFICATION

I certify that the forgoing is a true and exact copy of a resolution adopted by the Redevelopment Authority of the City of Milwaukee, WI on the date set forth above.

(seal)


David P. Misky
Assistant Executive Director-Secretary

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
NOVEMBER 19, 2015**

MINUTES

The Redevelopment Authority of the City of Milwaukee held a regular meeting at 1:30 p.m. in the 1st Floor Board Room, 809 North Broadway, Milwaukee, Wisconsin.

MEMBERS PRESENT: Commissioner Bill Schwartz, Chair
Commissioner Kathryn M. West
Commissioner Robert B. Rondini
Commissioner Jose Galvan

MEMBERS EXCUSED: Commissioner Lois A. Smith, Vice Chair
Commissioner Alderman Willie C. Wade
Commissioner Frances Hardrick

ALSO IN ATTENDANCE: David P. Misky, Assistant Executive Director-Secretary

After the Pledge of Allegiance and Roll Call, the Chair asked for a motion to adopt the Minutes of the October 15, 2015 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported that for today's two public hearings on brownfield cleanup grant applications, the required notices were published in the Daily Reporter on November 5th and November 12th.

Item 1, Public Hearing

Resolution relative to application, acceptance, and funding of brownfield grant applications to the USEPA for assessment, loan funds, and cleanup of various brownfields throughout the City of Milwaukee. (7th, 8th & 13th Aldermanic Districts; submitted by Environmental Team)

Karen Dettmer of the Environmental Team introduced the item where staff will be applying for three assessment, three cleanup, and one revolving loan fund grant for a total of \$2.27MM. Two of the assessment grants are city-wide and one is specific to Century City. The cleanup grants are for the former Rodgers Lab, Century City, and the Menomonee Riverbank. If granted, the funds would be available for three years.

Commissioner West asked why Rodgers Lab was chosen to which Ms. Dettmer stated the level of contamination is quite high and it appears to be moving offsite. This grant would help pay for the majority of the cleanup costs with additional funds to be applied for from the State and Federal government.

Commissioner West moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10591.

Item 2, Public Hearing

Resolution authorizing the revised preferred remedial cleanup action option at the Esser Paint site where an EPA Brownfield Cleanup Grant will be utilized for remediation. (15th Aldermanic District; submitted by Environmental Team)

Tory Kress of the Environmental Team described the former Esser Paint site. The Authority received an EPA cleanup grant in 2012 for redeveloping the site. The Authority is working with Gorman Company to construct townhomes for the site that requires a combination of remedial options. This resolution authorizes the options of excavation, enhanced bioremediation, and engineering controls (e.g. capping). The developer Gorman will be submitting an application for tax credits in January 2016.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10592.

Item 3, Regular Business

Resolution authorizing the amendment of Redevelopment Revenue Bonds, Series 2010 (Next Door Pediatrics Project). (15th Aldermanic District; submitted by Finance and Administration)

David Piedt of Finance reintroduced the item stating the Authority had approved the Authority being a conduit for the Next Door Project bonds in 2010. This resolution would allow the borrower to reduce their interest rate 1.25%. To avoid this type of approval in the future, staff will be requesting authorization for such items with a blanket resolution.

Commissioner West moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10593.

Item 4, Administration

Resolution approving the 2016 meeting schedule.

The 2016 calendar for Authority meetings was proposed with all meetings being held on the third Thursday of the month.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10594.

Item 5, Regular Business

Resolution amending a Riverwalk Development Agreement among Walker's Landing of Wisconsin, Inc., the City of Milwaukee and the Redevelopment Authority of the City of Milwaukee to share in total eligible costs of constructing the Riverwalk adjoining the property at 2070 North Riverboat Road, TID #22 (Beerline "B"). (6th Aldermanic District; submitted by Economic Development)

Alyssa Remington of the Economic Development Team described the success of TID #22 (Beerline B) and that it will be closed out at the end of this year. The TID is committed to contributing \$600k for the Walker's Landing riverwalk and dockwall but the project ran into contaminated soil that requires an additional \$52k of expenditures. The funds have to be expended before the end of Year 22 of the TID which is December 22, 2015 and then the City will begin closing out the district.

Commissioner West moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10595.

ADJOURNMENT

There being no further business to come before the Authority, a motion was made by Commissioner West to schedule the next regular and annual meeting for **December 17, 2015**, at 3:30 P.M., at the St. Ann Center for Intergenerational Care facility, 2450 West North Avenue, Milwaukee, Wisconsin, and, to adjourn. The motion carried without objection.

Redevelopment Authority Minutes
Regular Meeting of November 19, 2015

David P. Misky
Assistant Executive Director-Secretary

NOTE: A verbatim transcript of the public hearing is incorporated and made a part hereof by reference as if fully set forth herein. A copy is available upon request.

Attachment G

Documentation of Committed Leveraged Resources

Common Council President

10th District Alderman



Michael J. Murphy
City of Milwaukee Common Council

December 10, 2015

Redevelopment Authority of the City of Milwaukee
Attn: David P. Misky, Asst. Executive Director, Secretary
809 North Broadway
Milwaukee, WI 53202

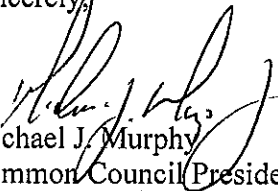
Dear Mr. Misky,

On behalf of the City of Milwaukee Common Council, I am pleased to support the Redevelopment Authority of the City of Milwaukee's (RACM) applications for USEPA Brownfields funding. The Common Council understands RACM will be applying for:

- \$200,000 Community-wide Hazardous Assessment Grant;
- \$200,000 Community-wide Petroleum Assessment Grant;
- Up to \$270,000 Site-specific Assessment Grant at Century City Area D;
- Three \$200,000 Site-specific Cleanup Grants at 27th & Townsend, 400 South Layton Boulevard, and 4135 South 6th Street; and
- \$1,000,000 Brownfield Cleanup Revolving Loan Fund Grant.

The Common Council recently approved the 2016 city budget, which was signed by Mayor Tom Barrett. **Included in the proposed budget is a line item for \$500,000 to be allocated for the Brownfields Program.** The Common Council understands the importance of the Brownfields assessment and cleanup to reduce blight and encourage development in the City of Milwaukee. These funds, along with EPA funds and other federal, state and local funding, will move Brownfields projects from assessment through remediation and redevelopment to ensure projects are well-funded through completion.

Sincerely,


Michael J. Murphy
Common Council President
Alderman, 10th District





Department of Administration
Community Development Grants Administration

Tom Barrett
Mayor

Sharon Robinson
Director of Administration

Steven L. Mahan
Community Block Grant Director

December 11, 2015

David P. Misky
Assistant Executive Director-Secretary
Redevelopment Authority of the City of Milwaukee
809 North Broadway
Milwaukee, WI 53202

Dear Mr. Misky,

The City of Milwaukee Community Development Grants Administration (CDGA) is pleased to support the Redevelopment Authority of the City of Milwaukee's (RACM) applications for USEPA brownfields funding. I understand RACM will be applying for

- \$200,000 Community-wide Hazardous Assessment Grant;
- \$200,000 Community-wide Petroleum Assessment Grant;
- Up to \$270,000 Site-specific Assessment Grant at Century City Area D;
- three \$200,000 Site-specific Cleanup Grants at 27th & Townsend, 400 South Layton Boulevard, and 4135 South 6th Street; and
- \$1,000,000 Brownfield Cleanup Revolving Loan Fund Grant.

CDGA is responsible for applying for, recommending the allocation of, and overseeing the effective use of Local, State and Federal funds for programs in targeted central city neighborhoods. Most of the funding is allocated to assist lower income families and remove blight. It is used for housing rehab programs, special economic development relating to job and business development, and public service programs such as crime prevention, job training, housing for homeless, youth recreation programs and community organization programs. Funding is awarded to the city through Federal entitlement guidelines and through competitive applications. The CDGA office works collaboratively with non-profit groups, government agencies, and public/private coalitions to coordinate activity that increases home ownership and property values, reduces crime, and promotes greater employment and business activity.

CDGA has worked with community leaders to develop neighborhood strategic plans in 18 neighborhood planning areas. Future funding will focus on supporting neighborhood and community leaders to reach their vision, rather than on the needs of individual agencies.

CDGA understands the importance of brownfields assessment and cleanup to further and encourage these goals. As such, **CDGA has allocated \$169,000 for Brownfields Initiatives \$28,000 for Environmental Review and Planning from our Entitlement Funds in 2016.** This funding is typical of years past and CDGA expects similar funding allocations in the 2017 and 2018 budget years. This funding will assist to assess and cleanup brownfields in the Community Development Block Grant area, the area of census tracts most in need of public funding in the city of Milwaukee. These funds are often used for assessment of brownfield properties to define cleanup alternatives as well as leverage state and federal grants, such as EPA Cleanup funds. These CDBG funds help to bring brownfields projects from the early assessment stages through remediation on properties that may otherwise sit blighted. CDGA sincerely supports RACM's efforts in utilizing a variety of funding sources provided from federal, state, and local sources to ensure projects are well-funded through completion.

Sincerely,



Steven L. Mahan

Director

Community Development Grants Administration

December 16, 2015

David Misky
Assistant Executive Director-Secretary
Redevelopment Authority of the City of Milwaukee
809 N. Broadway, Second Floor
Milwaukee WI 53202

Dear Mr. Misky:

It is my understanding the Redevelopment Authority of the City of Milwaukee (RACM) is applying for funding from the U.S. Environmental Protection Agency as follows:

- \$200,000 Community-wide Hazardous Assessment Grant
- \$200,000 Community-wide Petroleum Assessment Grant
- Up to \$270,000 Site-specific Assessment Grant at Century City Area D
- Three \$200,000 Site-specific Cleanup Grants at 27th & Townsend (Century City Area), 400 South Layton Boulevard (on Menomonee River), and 4135 South 6th Street (Garden District/Green Corridor)
- \$1,000,000 Brownfield Cleanup Revolving Loan Fund Grant.

The Wisconsin Economic Development Corporation (WEDC) is always ready to team with RACM to evaluate the ways in which our organization can positively impact Brownfield sites in the City of Milwaukee. RACM has been at the forefront of Brownfield redevelopment in Wisconsin. It is the intention of WEDC to fulfill the role of an innovative partner that can be a potential source of matching funds for specific priority projects.

WEDC resources may be leveraged from our Brownfield Redevelopment Financial Assistance Program (BRFA), Site Assessment Grant Program (SAG), Idle Industrial Sites Redevelopment Program (IISR) as long as each project's application meets program's requirements pertaining to underwriting, eligibility, and leverage.

WEDC grant funds that may be paired with EPA funds you secure in the future could include the following:

- An approved \$1,000,000 Idle Industrial Sites Redevelopment Grant (FY14-22172) can leverage the anticipated Site Specific Assessment and Cleanup Grants received for the development and surrounding area development at Century City.
- An approved \$100,000 Site Assessment Grant (FY13-21938) for the MVIC groundwater sampling can be utilized to leverage your requested EPA funding for the cleanup of 400 South Layton Blvd. This cleanup involves restoration of the North Bank of the Menomonee River and it should help attain the overall closure of environmental activity on the site.
- WEDC has assessment and cleanup funding available through the BRFA, SAG, and IISR Programs to assist in closing funding gaps. In fiscal year 2016, the aforementioned programs have a combined budget of \$5.5 million, available to projects throughout the state on a competitive basis.

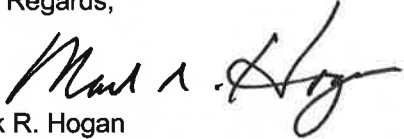
The preliminary estimate in this letter does not constitute a commitment and is based on complete, eligible and competitive incoming project applications seeking funding. The preliminary estimate is subject to WEDC's underwriting and review, the availability of funds, and approval by WEDC executive management.



201 W. Washington Avenue
Madison, WI 53703
P.O. Box 1687
Madison, WI 53701
608.210.6700
855-INWIBIZ
inwisconsin.com

WEDC is looking forward to continuing the productive partnership with RACM to identify underutilized contaminated sites that have a propensity for higher use in Milwaukee, Wisconsin. Please contact Community Account Manager Kathryn Berger at 608-210-6822 any time a site in your community could benefit from potential WEDC funding to move a proposed project closer to fruition.

Best Regards,

A handwritten signature in black ink, appearing to read "Mark R. Hogan". The signature is fluid and cursive, with the first name "Mark" being the most prominent.

Mark R. Hogan
Secretary & CEO

cc: Kathryn Berger, Community Account Manager
cc: Al Rabin, Program Manager

Scott Walker
Governor

Kitty Rhoades
Secretary



State of Wisconsin

Department of Health Services

DIVISION OF PUBLIC HEALTH

1 WEST WILSON STREET
P O BOX 2659
MADISON WI 53701-2659

608-266-1251
FAX: 608-267-2832

dhs.wisconsin.gov

December 16, 2015

Mr. David P. Misky
Assistant Executive Director-Secretary
Redevelopment Authority of the City of Milwaukee
809 North Broadway
Milwaukee, WI 53202

Dear Mr. Misky,

The Wisconsin Department of Health Services (DHS) is pleased to support the Redevelopment Authority of the City of Milwaukee (RACM) in their application for USEPA Brownfields funding. Our agency has staff with substantial experience in assessing brownfields in communities throughout Wisconsin. Milwaukee, with a large inventory of vacant industrial buildings, has brownfield assessment and redevelopment needs among the largest in Wisconsin.

It is my understanding that RACM will apply for 1) a Community-wide Hazardous Assessment Grant (\$200,000), 2) a Community-wide Petroleum Assessment Grant (\$200,000), 3) a Site-specific Assessment Grant at Century City Area D (\$270,000), 4) three \$200,000 Site-specific Cleanup Grants, and 5) a Brownfield Cleanup Revolving Loan Fund Grant (\$1,000,000). With regard to the Site-specific Cleanup Grants, you detail three properties with these funds in mind: at 27th & Townsend, 400 South Layton Boulevard (on the Menomonee River), and 4135 South 6th Street. We are prepared to offer technical assistance on any of these projects, as has been our past partnership on numerous cleanup efforts. In particular, we would regard the project on the Menomonee River a priority for our agency due to its proximity within the Milwaukee Estuary Great Lakes Area of Concern. Our agency has been particularly anxious to see redevelopment progress in this key blighted area. To that end, DHS strongly endorses RACM's application for funding to assist with these brownfields projects.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert Thiboldeaux".

Robert Thiboldeaux, PhD
Senior Toxicologist
Wisconsin Department of Health Services

Wisconsin Housing and
Economic Development Authority
201 West Washington Avenue
Suite 700 | P.O. Box 1728
Madison, Wisconsin 53701-1728

T 608.266.7884 | 800.334.6873
F 608.267.1099



December 15, 2015

David P. Misky
Assistant Executive Director-Secretary
Redevelopment Authority of the City of Milwaukee
809 North Broadway
Milwaukee, WI 53202

Dear Mr. Misky,

On behalf of the Wisconsin Housing and Economic Development Authority, I strongly support the Redevelopment Authority of the City of Milwaukee applications to the United States Environmental Protection Agency (EPA) for Brownfield Cleanup and Revolving Loan Fund grants. WHEDA, along with its many public and private partners, continue to expand its commitment to Transform Milwaukee, which includes the Century City area.

As you are aware, the ten year Transform Milwaukee strategic action plan is well underway. With more than three years into the initiative, WHEDA and its public and private partners have invested more than \$387 million in the Transform Milwaukee industrial region. The initiative focuses on restoring economic prosperity to the industrial, residential and transportation areas connecting the City of Milwaukee's 30th Street Industrial Corridor, Menomonee Valley, Port of Milwaukee and the Milwaukee Aerropolis.

The revitalization of the 30th Street Industrial Corridor and the Century City Business Park development is a major priority for WHEDA and its partners involved in the Transform Milwaukee initiative, and WHEDA is proud to again partner on, and support the following EPA Brownfield grant applications:

- \$200,000 cleanup grant application for 27th and Townsend (2537 W. Hopkins Street & 3424 N. 27th Street)
- \$270,000 (not to exceed) Site-Specific Assessment for Century City Area D
- \$400,000 Community-Wide Assessment Grant application (\$200,000 for Petroleum and \$200,000 for Hazardous)
- \$1,000,000 Brownfield Cleanup and Revolving Loan Funds

This funding will be used for community-wide assessment and revolving loan funds, as well as site-specific assessment and petroleum cleanup at multiple sites within the Century City area within the 30th Street Industrial Corridor. The site specific grants will support build-out of the Century City Business Park and a supportive mixed use and storm water redevelopment project



at the 27th & Townsend outlots, which will serve as the southern gateway to Century City. The community-wide assessment grant and the revolving loan fund grants are flexible to be used throughout the City of Milwaukee and will promote economic development in other distressed areas of the City.

Additionally, these proposed projects will either directly or indirectly, support the five primary strategies of Transform Milwaukee, which are:

- Expand business development and innovation with new and existing financing resources to spur job creation;
- Reduce the number of foreclosed and vacant properties to make neighborhoods more desirable for housing and business development;
- Foster partnerships between state agencies and nonprofit community groups to increase job training, skills enhancement and educational opportunities;
- Create storm water runoff conveyance systems – bioswales –as an alternative to storm sewers to prevent future flooding events;
- Direct resources to established intermodal transportation infrastructure – water, air, rail and highway systems.

We must continue to foster strong, collaborative efforts between federal, state, local and private funding opportunities in order to package resources that will help grow businesses and restore central Milwaukee to a vibrant place in which to live and work!

To that end, WHEDA fully supports RACM's proposal for Brownfield Cleanup and Revolving Loan Fund grants that would provide greatly needed resources to the City of Milwaukee.

Kind regards,

A handwritten signature in black ink, appearing to read 'Wyman B. Winston', is written over a horizontal line.

Wyman B. Winston
Executive Director

Attachment H

Letters of Commitment from Community Organizations



December 10, 2015

David Misky, Assistant Executive Director - Secretary
Redevelopment Authority of the City of Milwaukee
809 North Broadway, 2nd Floor
Milwaukee WI 53202

RE: Letter of Support for Redevelopment Authority of the City of Milwaukee's EPA Brownfields Funding Request

Dear Mr. Misky:

The 30th Street Industrial Corridor Corp. (The Corridor) is an enthusiastic supporter of the Redevelopment Authority of the City of Milwaukee (RACM) in its application for EPA brownfield assessment funds, specifically:

- \$200,000 cleanup grant application for 27th & Townsend (2537 W Hopkins Street & 3424 N 27th Street)
- \$270,000 (not to exceed) Site-Specific Assessment for Century City Area D
- \$400,000 Community-Wide Assessment Grant Application (\$200,000 for Petroleum and \$200,000 for Hazardous)
- \$1,000,000 Brownfield Cleanup Revolving Loan Funds

The Corridor is a 20-year old nonprofit organization that works to restore and maintain the economic vitality of the area and to stimulate economic growth in the community. The Corridor works to retain businesses and foster expansion in the area, resulting in family-supporting jobs. The location is in a particularly challenging area of Milwaukee, where poverty and unemployment are much higher than the city average. The area struggles with environmental contamination due to having the most current and former industrial sites. Esser Paint and Tower Automotive (Century City) are fairly well-known contaminated sites. The Corridor is pleased that the first new manufacturing facility is almost complete at Century City and we anticipate high-density employment in the near future. Esser Paint is moving forward with residential development that will complement the existing residential neighborhood. Several community groups have united with the developer to help ensure successful integration into that area. Brownfield redevelopment is indeed working in the 30th Street corridor and we hope it catalyzes further development in the area!

The Corridor is often regarded as an area of greatest need in Milwaukee. RACM's brownfield remediation work results in parcels that provide economic opportunities and ultimately jobs for area residents. Our united efforts help to best serve a community that needs jobs to rise above poverty.



The 30th Street Industrial Corridor is well-positioned to assist RACM in the successful use of these brownfield funds. The Corridor already works closely with both large and small area businesses, and is now involved in community development especially to generate awareness of job opportunities. As business expansion opportunities arise, the Corridor works with City staff on real estate needs. Also due to our long partnership with RACM, the Corridor is well aware of brownfield sites in the area, as well as their environmental status, so we can make informed recommendations to businesses for site selection opportunities. The Corridor understands City programs and opportunities, including the Wisconsin State 75.106 Statute that allows for transfer of privately-owned, tax-delinquent property to a new owner. The Corridor has regular meetings with businesses in the area, which may also be used as a forum for discussion on brownfield cleanup projects. The Corridor can also facilitate meetings with specific business owners and can serve as a liaison to many parts of the community.

The 30th Street Industrial Corridor is grateful for RACM's work remediating brownfields. It leads to economic opportunity in an area of greatest need. The Corridor strongly supports RACM's EPA grant applications. The 27th & Townsend Cleanup Grant and the Area D Assessment Grant at Century City, as well as Brownfield Cleanup Revolving Loans, and Community-Wide Assessment grants will support private brownfield redevelopment projects both in the 30th Street Corridor and across the City of Milwaukee.

Please contact me at 414.587.8719 or Gloria@theCorridor-mke.org if you have any further questions or comments.

Sincerely,

Gloria Stearns

Executive Director

30th St Industrial Corridor/BID #37



CENTURY CITY TRI-ANGLE NEIGHBORHOOD ASSOCIATION

3959 North 29th Street
Milwaukee, Wisconsin 53216

T: 414-445-0284

December 10, 2015

David P. Misky
Assistant Executive Director - Secretary
Redevelopment Authority of the City of Milwaukee
809 North Broadway, 2nd Floor
Milwaukee, WI 532-2

Dear Mr. Misky,

I am writing this letter in support of the three EPA Brownfield grant applications for:

- \$200,000 cleanup grant application for 27th & Townsend (2537 W. Hopkins Street and 3424 North 27th Street)
- \$270,000 (not to exceed) Site-Specific Assessment for Century Area D
- \$400,000 Community-Wide Assessment Grant application (\$200,000 for Petroleum and \$200,000 for Hazardous)

The Century City Tri-Angle Neighborhood Association (CCTNA) is a resident leadership group that has grown to approximately 45 homeowners/renters over the past five years. Our Mission is to improve the local quality of life, and promoting a sense of community and pride for all residents and business owners while embracing the resurgence of the Century City development and strengthening connections with area partners. The vision is that the work of CCTNA will foster a stable resident base, abundant employment opportunities, and thriving families in a safe and orderly environment. The Association works to improve the neighborhood, through "Unity In The Community" projects. In addition to assisting with promoting the Targeted Investment Neighborhood (TIN home improvement) program, the association has held numerous neighborhood events including the Healthy Neighborhoods "Bloom and Groom" project and "Community Action Day." Currently CCTNA is the community partner to the City of Milwaukee Century City Challenge Fund, created to rehab foreclosed city properties with the goal of increasing homeownership in the area.

The CCTNA strives to be a good neighbor and helpful resource within the neighborhood. We are invested in seeing this neighborhood thrive and want to be involved in its prosperity. We understand that projects that involve the cleanup in and around the 30th Street Industrial Corridor are crucial to our overall mission and vision and to the City of Milwaukee. Redevelopment of these properties result in job creation, increase in the City's tax base which can be utilized for vital services and programs for residents, and the reduction of environmentally hazardous materials which can negatively affect residents' safety and quality of life.

If awarded, CCTNA would be a valuable partner and would be willing to provide a forum for discussion of the projects at our regular community meetings, or assist in setting up a specific meeting with the community.

Sincerely,

Yvonne McCaskill

Yvonne McCaskill, Coordinator

Century City Tri-Angle Neighborhood Association

December 11, 2015

David Misky
Assistant Executive Director-Secretary
Redevelopment Authority of the City of Milwaukee
809 North Broadway
Milwaukee, WI 53202

RE: Support for Redevelopment Authority of City of Milwaukee's Application for the EPA Brownfield Grants Funding Opportunity

Dear Mr. David Misky,

Please accept this letter confirming The Midwest Energy Research Consortium's (M-WERC) strong support for the proposal by Redevelopment Authority of the City of Milwaukee for funding through the EPA Brownfield Grants Program.

This funding will be used for community-wide assessment and revolving loan funds, as well as site-specific assessment and petroleum cleanup at multiple sites near M-WERC's home location in Century City. These grants will support build-out of the Century City Business Park and a supportive mixed use and storm water redevelopment project at the 27th & Townsend outlots which will serve as the southern gateway to Century City.

M-WERC has long been a partner with the Redevelopment Authority, in recent years helping to plan site reuse at a previously-awarded project site at 4101 & 4131 N 31st Street. We are looking forward as well to that site's revitalization into a sustainable storm-water infrastructure demonstration park and educational facility.

M-WERC's headquarters are at 4201 N27th Street, in the former Eaton Research Campus just north of the Century City Industrial Park. M-WERC is a 501c.3 organization. It is one of America's largest Energy, Power and Control consortium's engaging industry, academia and government, in research, work force development, strategic collaboration and policy initiatives. Its focus is to grow business and jobs in the Energy, Power and Control Space in Wisconsin and the 8 state surrounding region.

M-WERC is in the process of leasing 65,000 sq. ft. of space to create the Energy Innovation Center Accelerator (EIC Accelerator) in our N27th Street facility. The Energy, Innovation Center Accelerator will draw upon the strength of energy power and control companies and academic institutions in the region. It will leverage the comparative advantage Wisconsin has in this manufacturing center to develop new products in this market space. Growth and innovative technologies are key for job development in this

region. We expect the EIC Accelerator to be a catalytic project, but one that is greatly influenced by the success of the investments in the Century City site project.

The Redevelopment Authority's successful launch of Century City will assist M-WERC in recruiting academic talent, start ups and established Industrial members to our EIC Accelerator. It will demonstrate strong support from the City and State to "Transform Milwaukee" and redevelop the Industrial Legacy region here in the 30th Street Corridor.

Sincerely,

A handwritten signature in black ink, reading "Alan S. Perlstein". The signature is fluid and cursive, with a large, stylized "P" and "S".

Alan S. Perlstein
Executive director and CEO
Mid-West Energy Research Consortium



4201 North 27th Street, 7th Floor
Milwaukee, WI 53216
TEL 414-444-8200
FAX 414-444-8201
www.nwscdc.org

December 10, 2015

David Misky
Assistant Executive Director - Secretary
Redevelopment Authority of the City of Milwaukee
809 North Broadway
Milwaukee, WI 53202

Mr. Misky,

Please accept this letter of support from the Northwest Side Community Development Corporation (NWSCDC) for the four applications of the Redevelopment Authority of the City of Milwaukee (RACM) to the United States Environmental Protection Agency (USEPA). NWSCDC staff understands that RACM is requesting funds for assessment and cleanup of two important sites in the Century City area of Milwaukee's northwest side, as well as a Community-Wide Assessment Grant and Brownfield Cleanup Revolving Loan Funds.

The NWSCDC is a community development corporation that makes loans and provides technical assistance to area employers, including those within and around the 30th Street Industrial Corridor, where key properties RACM plans to address via this funding are located. The NWSCDC is geographically focused on the northwest quarter of the City, which was once the industrial hub of Milwaukee. As a result of the agency's collaborative strategy, the NWSCDC has lent over \$6 million dollars to several catalytic projects on the Northwest Side since 2000. These projects have sparked economic activity and created over 500 jobs in the community.

The NWSCDC and the City of Milwaukee collaborated on community planning efforts both in and around the 30th Street Industrial Corridor, and look forward to the transformation of this area into a sustainable, job-producing innovation hub benefiting local neighborhoods and the entire region.

Given RACM's successful history of using public funds for transformative efforts, such as the nationally awarded Menomonee Valley project, the NWSCDC enthusiastically supports RACM's current USEPA grant applications. The NWSCDC would serve as a valuable partner for RACM's redevelopment efforts, and will continue to collaborate with the City of Milwaukee to enhance the business environment for the Northwest Side.

Sincerely,

A handwritten signature in black ink, appearing to read 'Howard Snyder', is written over a light blue horizontal line.

Howard Snyder
Executive Director



December 9, 2015

David P. Misky
Assistant Executive Director-Secretary
Redevelopment Authority of the City of Milwaukee
809 N. Broadway
Milwaukee, WI 53202

Dear Mr. Misky,

I'm writing in support of several requests being made by the Redevelopment Authority of the City of Milwaukee (RACM) to the US Environmental Protection Agency (EPA) including a \$400,000 Community-Wide Assessment Grant application; a \$1,000,000 Brownfield Cleanup Revolving Loan Fund application; a \$200,000 cleanup grant application for 2537 W. Hopkins Street and 3424 N. 27th Street; and a \$270,000 (not to exceed) Site-Specific Assessment Grant for Century City Area D.

The Harbor District Initiative and Harbor District Inc, a 501(c) nonprofit organization, brings together local, state, and federal government efforts, private sector interests, and community enthusiasm to achieve a world-class revitalization of Milwaukee's Harbor District area for the benefit of the city and the region. Our goal is to reinforce existing businesses and neighborhoods and set a new standard for how waterfronts "work" environmentally, economically, and socially.

The Harbor District has embarked on a Water and Land Use planning process to develop a vision and action steps for revitalizing the area. Much of the vision that is currently developing relies on addressing the many brownfield properties that exist in the Harbor District area. The resources provided by the Community-Wide Assessment Grant and the Brownfield Revolving Loan Fund will aid in advancing the goals and vision of this planning process.

The Harbor District is also home to the Milwaukee Estuary where three rivers - the Milwaukee, Menomonee, and Kinnickinnic - all enter Lake Michigan. The Milwaukee Estuary is listed as a Great Lakes Area of Concern (AOC) by the EPA with beneficial use impairments that need to be addressed. Many of the water quality issues in the Harbor District rely on actions upstream for improvement. The cleanup grant applications for 2537 W Hopkins St, 3424 N 27th St, and the Site-Specific Assessment Grant for Century City Area D will address significant brownfield properties in the Milwaukee River watershed that contribute to water quality issues we face in the Milwaukee Estuary and Harbor District.

We look forward to working with the EPA and RACM to address the issues posed by brownfield properties in our community. If additional information is required please contact me at 414-643-1266 or lilith@harbordistrict.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Lilith Fowler", written over a white background.

Lilith Fowler
Executive Director
Harbor District Inc.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/17/2015

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

Redevelopment Authority of the City of Milwaukee

* b. Employer/Taxpayer Identification Number (EIN/TIN):

391186734

* c. Organizational DUNS:

0719147120000

d. Address:

* Street1:

809 N. Broadway

Street2:

2nd Floor

* City:

Milwaukee

County/Parish:

* State:

WI: Wisconsin

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

53202-3617

e. Organizational Unit:

Department Name:

Department of City Development

Division Name:

Redevelopment Authority

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

* First Name:

Tory

Middle Name:

* Last Name:

Kress

Suffix:

Title:

Senior Environmental Project Engineer

Organizational Affiliation:

* Telephone Number:

414-286-8268

Fax Number:

* Email:

tkress@milwaukee.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-15-06

* Title:

FY16 Guidelines for Brownfields Cleanup Grants

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Cleanup Grant for 27th & Townsend, Milwaukee, Wisconsin

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="200,000.00"/>
* b. Applicant	<input type="text" value="40,000.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="240,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: